THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29521-04-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $288,500.00. Affiant Subscribed and sworn to before me this 30th day of June, 2010. Notary Public My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: William A. Lewis, Audra P. Lewis 7028 Northridge Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142 130 A 02000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Joseph Hutchison, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Lewis and wife, Audra Lewis** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7028 Northridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of June, 2010.

Edward Joseph Hutchison by

Edward Joseph Hutchison
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **GEORGE E. MUDTER, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **EDWARD JOSEPH HUTCHISON**, and is authorized by the said **EDWARD JOSEPH HUTCHISON**, to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of June, 2010.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20100039405 DEEDWARR
Recvd: 06/29/10 09:27 2 pgs
Fees:13.00 Taxes:1067.45

20100629-0050512

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Riverside, Phase 1A, as of record in Plat Book 6050, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward J. Hutchison and Sara L. Hutchison, as tenants by the entireties by deed dated 07/15/04 from Joseph Reed and wife, Patricia Reed of record in Instrument No. 20040720-0086633, Register's Office for Davidson County, Tennessee. Being further conveyed to Edward Joseph Hutchison by quitclaim deed from Sara Lynne Hutchison in Instrument No. 20060516-0057461, said Register's Office.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619 and Book 7405, page 780, Book 8136, page 79, Book 11063, page 996, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Riverside Homeowners Association, Inc. of record in Instrument No. 20040608-0067841, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverside Homeowners Association, Inc. of record in Book7829, page 703, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6050, page 440, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, page 275, Book 6970, page 278, Book 6970, page 281, and Book 7803, page 642, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.