BILL GARRETT, Davidson County
Trans:T20100072745 DEEDWARR
Recvd: 11/17/10 08:11 2 pgs
Fees:13.00 Taxes:492.10
20101117-0091794

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:	**Send tax bill to:**	**Map/Parcel Numbers:**
Tim & Tracy Hobbs 140 Jacksonian Dr. Hermitage, TN 37076	same	074 08 0 241.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Randal M. Waller and wife, Carlene Waller** (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Tracy S. Hobbs** (the "Grantee"), her successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND IN DAVIDSON COUNTY, TENNESSEE and more particularly described as being Lot No. 995, Hermitage Hills, Section 10, as of record in Plat Book 3600, Page 50, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Randal M. Waller and wife, Carlene Waller by Deed dated October 23, 1983 and recorded in Book 6162, Page 83, Register's Office of Davidson County, Tennessee.

Property known as 140 Jacksonian Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantee, subject to all matters on the plan of record in Plat Book 3600, Page 50, Register's Office of Davidson County, Tennessee; Subject to restrictions of record in Book 3765, Page 134, said Register's Office; subject to the flow of the Cumberland River at the rear line of the property.

IN WITNESS WHEREOF, this conveyance has been executed on the 4th day of November, 2010.

Randal M. Waller

Carlene Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Randal M. Waller and Carlene Waller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, in Nashville, Tennessee, this 4th day of November, 2010.

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 03/03/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $ **133,000.00**.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2010.

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 03/03/14