THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/19/10 16:13 5 pgs
Fees:28.00 Taxes:288.60
20101119-0092841

FROM: **RENA TISDALE SAND**

TO: **MICHAEL RIVERA and ADRIENNE LEIGH BABCOCK, as joint tenants with right of survivorship**

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel No.**
Michael Rivera Adrienne Leigh Babcock 439 Hickory Glad Drive Antioch, Tennessee 37013	~~Same~~ 4828 Abbey Dr Nashville TN 37211	162-01-0A-026.00-C0

COMMONWEALTH OF KENTUCKY)
COUNTY OF CAMPBELL)

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Rena Tisdale Sand
Affiant

Subscribed and sworn to before me this 10 day of November, 2010.

Ann L Rittinger
Notary Public

OFFICIAL SEAL
ANN L. RITTINGER
NOTARY PUBLIC - KENTUCKY
STATE AT LARGE
My Comm. Expires Sept. 29, 2012

My Commission Expires:

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy-Eight Thousand and No/100 Dollars ($78,000.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RENA TISDALE SAND** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **MICHAEL RIVERA and ADRIENNE LEIGH BABCOCK, as joint tenants with right of survivorship** (herein called the **GRANTEES** , all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described in Exhibit A attached hereto and by reference incorporated herein.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their successors and assigns forever. **GRANTOR** does covenant that she is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth on Exhibit B hereto.

GRANTOR further covenants and binds herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEES**, their successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth on Exhibit B hereto.

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 10 day of November, 2010.

RENA TISDALE SAND

COMMONWEALTH OF KENTUCKY)
COUNTY OF CAMPBELL)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RENA TISDALE SAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Fort Thomas, Kentucky, this the 10 day of November, 2010.

NOTARY PUBLIC

My Commission Expires:

OFFICIAL SEAL
ANN L. RITTINGER
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires Sept. 29, 2012

EXHIBIT A
Property Description

Being Unit No. 26 on the site Plan of Hickory Glade Phase I of record in Plat Book 6250, Page 889, which amends Book 6250, Page 888, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marie L. Cheney, unmarried by deed dated October 16, 1996 from Laura Taylor Johnson f/k/a Laura K. Taylor of record in Book 10231 Book 680, Register's Office for Davidson County, Tennessee and Marie L. Cheney having died on April 24, 2010 leaving as her sole heir, Rena Tisdale Sand as evidenced by affidavit of heirship of record in Instrument No. 20101119-0092839, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2010 and following.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. §§ 67-5-603, et seq.

3. All matters as set forth per Plat of record in Book 6250, page 898, and Book 6250, page 888 Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6255, page 6611, Book 6421, page 954 and Book 7384, page 941, said Register's Office.

5. Declaration of Amendment and Statement of Easement on Hickory Glade, Phase One, of record in Book 7959, page 869, said Register's Office.

6. By-Laws of record in Book 6878, page 390,amended in Book 10697, page 182, said Register's Office.

7. Dedication of Common Area of record in Book 6998, page 921 and re-recorded in Book 6899, page 562, said Register's Office.

8. Home Owners Association Charter of record in Book 6845, page 780, said Register's Ofice.

9. Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions of record in Book 6284, 929, Book 6808, page 919, Book 6898, pages 896 and 920-921, Book 6924, page 952, Book 6957, page 473, 919, book 7959, page 869, Instrument # 20031223-0182416, said Register's Office.

10. Quit Claim for Common Area, of record in Book 7260, page 72, said Register's Office.

11. Subject to rights of others in and to the common areas and/or elements.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

