07

REALTY TITLE

THIS INSTRUMENT WAS PREPARED BY and/
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100075896 DEEDWARR
Recvd: 12/02/10 10:33 1 pgs
Fees:13.00 Taxes:691.90
20101202-0095849

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sean W. Conover and Carolyn C. Conover 3737 Springwater Drive Nashville, Tennessee 37221	New Owner	141-06-0C-080.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **BENJAMIN HUTCHISON AND ELIZABETH HUTCHISON**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SEAN W. CONOVER and wife, CAROLYN C. CONOVER**, hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Riverbridge Community, Phase 1-B, of record in Instrument No. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin D. Hutchison and Elizabeth A. Hutchison, husband and wife, by Warranty Deed from Beazer homes Corp. d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No 20040318-0031030, dated 3/15/2004, Register's Office for Davidson County, Tennessee.
Benjamin D. Hutchison and Benjamin Hutchison being one and the same person.
Elizabeth A. Hutchison and Elizabeth Hutchison being one and the same person.
This is improved property known as **3737 Springwater Drive, Nashville, Tennessee 37221**.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this **30th** day of **November, 2010**:

Benjamin Hutchison

Elizabeth Hutchison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BENJAMIN HUTCHISON AND ELIZABETH HUTCHISON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of November, 2010:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 4/3/2014

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $187,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2010.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 4/3/2014