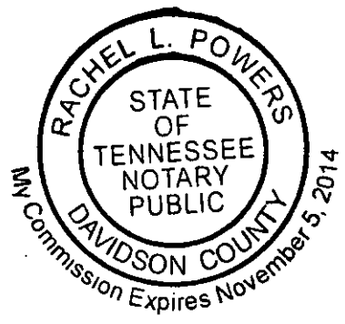


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Amanda Vaughn
Affiant

Subscribed and sworn to before me, this 31st day of ~~August~~ Sept, 2011.

Rachel L. Powers
Notary Public

My commission expires: 11/5/2014

BILL GARRETT, Davidson County
Trans:T20110054563 DEEDWARR
Recvd: 09/02/11 11:49 2 pgs
Fees:13.00 Taxes:703.00

20110902-0068293

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Martin R. Monson **Renee E. Rigenhagen**	**New Owner**	**Map 086, Group 04-0-A,** **Parcel 055.00CO**
428 Old Oak Way		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joyce Maudie, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin R. Monson and Renee E. Rigenhagen, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Oak Crest, Phase 2-A, of record in Plat Book 6900, page 881, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joyce Maudie, single, by Warranty Deed, from Lela W. Asay, widow, of record in Instrument No. 20020326-0036830, Dated March 19, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 6900, page 881, amending Book 6900, page 384, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7308, page 874, amended in Book 8277, page 830, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7233, page 802, Register's Office for DAVIDSON County, Tennessee.
Deed of common areas to Home Owners Association of record in Book 7665, page 798, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 7589, page 20 and Book 7662, page 385, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book of record in Book 6900, page 384 and Book 7900, page 250, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restriction/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 428 Old Oak Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand(s) this 31st day of August, 2011.

Joyce Maudie by: J. C. Drumwright, Attorney in Fact
Joyce Maudie by J. Carlton Drumwright, Attorney in Fact

J. Carlton Drumwright executes this deed on behalf of Joyce Maudie pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20110902-0068292, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Joyce Maudie for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Joyce Maudie, and is authorized by Joyce Maudie to execute this instrument on his/her behalf.

This the 31st day of August, 2011.

My Commission Expires: 2-19-13

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110577SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027