WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$127,900.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2011.

Notary Public

My commission expires:

(AFFIX SEAL)

CHRISTY W. HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alan I. Whitley	BB&T Mortgage	**Map 141-06-0-D, Parcel 007.00CO**
3013 Harpeth Springs Drive	P.O. Box 1868	
Nashville, TN 37221	Greenville, SC 29602-1868	

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

Sandra Kight Hearn and husband Keegan Hearn and Charles Kight, unmarried

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

Alan I. Whitley

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 Unit No. 7 on the Plan of Riverbridge Community, a Planned Unit Development , of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Sandra Kight, an unmarried woman and Charles Kight, a married man and Melody Devane-Kight, his wife by Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, of record in Instrument No. 20031003-014623, dated September 19, 2003, Register's Office for Davidson County, Tennessee. The said Meoldy Devane-Kight died on July 3, 2008. Sandra Kight having since married and is now known as Sandra Kight Hearn.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Keegan Hearn, spouse of the above named Sandra Kight Hearn, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This is improved (__X__) Unimproved (____) property, known as **3013 Harpeth Springs Drive, Nashville, TN 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 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 **30th** day of **September, 2011.**

Sandra Kight Hearn

Keegan Hearn

Charles Kight

BILL GARRETT, Davidson County
Trans:T20110061512 DEEDWARR
Recvd: 10/03/11 15:38 2 pgs
Fees:13.00 Taxes:473.23

20111003-0076624

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sandra Kight Hearn, Keegan Hearn and Charles Kight,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **30th** day of **September, 2011.**

Notary Public

My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY