WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2012

Notary Public:

MY COMMISSION EXPIRES: 10.5.2015
(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 02/02/12 08:17 3 pgs
Fees:18.00 Taxes:1295.00
20120202-0009305

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rachel Perkins	Primary Residential Mortgage	Parcel ID:
2209 Seven Points Circle	4750 W. Wiley Post Way	098130C16800CO
Hermitage, TN 37076	Salt Lake City, UT 84116	

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 acknowledged, we

Jeffrey Cainon Robinette and wife, Michelle Caudill Robinette

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rachel Perkins and husband, Joshua Perkins

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:

BEING Lot No. 161, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument 20060522-0059944, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Cainon Robinette and wife, Michelle Caudill Robinette by deed from Frank Batson Homes, Inc. of record in Instrument 20061229-0160621, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11670, Page 822 and 837, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060522-0059944, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2209 Seven Points Circle, 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, their heirs and assigns forever; and we do covenant with 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 our hands this 30th day of January, 2012.

Jeffrey Cainon Robinette

Michelle Caudill Robinette

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Cainon Robinette and Michelle Caudill Robinette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.