This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $219,900.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2012.

Notary Public

My Commission Expires: 9/23/2013

LISA W. CARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Gary Fry and Shirley Smith 173 Tulip Grove Pointe Hermitage, TN 37076	OWNER	086-12-0A-04200CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Wright Farms, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary Fry and Shirley Smith, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land located in the 2nd Civil District of Davidson County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 25, Final Plat of Tulip Grove Pointe, Section Two, as shown on the Plat of record in Instrument No. 20110801-0058953, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wright Farms, LLC by deed from universal Builders, LLC, dated October 17, 2011 of record in Instrument No. 20111019-0081439, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters as shown on the plan of record in Instrument No. 20110801-0058953, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants contained in Instrument No. 20060627-0076734 and Instrument No. 20110831-0067559, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Instrument No. 20110831-0067559, Register's Office for Davidson County, Tennessee.
4. All assessments and taxes due in 2012 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 173 Tulip Grove Pointe, Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 11th day of April, 2012.

BILL GARRETT, Davidson County
Trans:T20120028040 DEEDWARR
Recvd: 04/18/12 09:11 2 pgs
Fees:13.00 Taxes:813.63
20120418-0032953

Wright Farms, LLC

By: Linda J. Ott
Linda J. Ott, Special Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Linda J. Ott, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the Special Member of Wright Farms, LLC, the bargainor, a Tennessee Corporation, and that she as such Special Member, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by herself as such Special Member.

Witness my hand, at Brentwood, Tennessee, 11th day of April, 2012

Lisa W. Carnes
NOTARY PUBLIC

My Commission Expires: 9/23/2013

