RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12081752

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

BILL GARRETT, Davidson County
Trans:T20120068826 DEEDWARR
Recvd: 09/13/12 09:17 2 pgs
Fees:13.00 Taxes:429.20

20120913-0083014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $116,000.00.

Affiant

Subscribed and sworn to before me, this7th day of September, 2012.

Notary Public
My Commission Expires: June 21, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wesley C. Hughes 3275 Harpeth Springs Drive Nashville TN 37221	~~New Owner~~ Sumner Bank + Trust 780 Brasins Lane Gallatin, TN 37066	Tax Parcel ID No. 141060D07600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas G. Annastas, as to an undivided 80% interest and Thomas G. Annastas Jr., as to an undivided 20% interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wesley C. Hughes, a single man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 76, PLAN OF RIVERBRIDGE COMMUNITY, a Planned Unit Development, as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation to Thomas G. Annastas, a married man and Alice Annastas, his wife as recorded on the 13th day of May, 2004 in Instrument No. 20040513-0056072; Quitclaim Deed from Thomas G. Annastas to Thomas G. Annastas, Jr., ten percent (10%) interest as recorded on the 21st day of September, 2007 in Instrument No. 20070921-0113188 and Quitclaim Deed from Thomas G. Annastas to Thomas G. Annastas, Jr., ten percent (10%) interest as recorded on the 7th day of March, 2008 in Instrument No. 20080307-0023069, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396, 20030806-0111893, 20090317-0023975 and 20100330-0023630.

Easement for Stormwater, recorded in Instrument No. 20031106-0163291.

This is improved property located at 3275 Harpeth Springs Drive Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2012.

Thomas G. Annastas by Betsy Moran, Attorney in Fact
Thomas G. Annastas by Betsy Moran, his attorney in fact

Thomas G. Annastas Jr by Betsy Moran, Attorney in Fact
Thomas G. Annastas Jr. by Betsy Moran, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betsy Moran,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Thomas G. Annastas and Thomas G. Annastas Jr.,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of September, 2012

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014