G#24394-2
THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20120087929 DEEDWARR
Recvd: 11/16/12 14:47 4 pgs
Fees:23.00 Taxes:436.23
20121116-0106126

BOX #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Rich Atkinson 9208 Thomason Trail Antioch, TN 37013	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	182060A37600CO

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RL Regi-TN GVC, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rich Atkinson, a married man,** hereinafter called the Grantee, his heirs and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 313 on the Final Plat for Cluster-Lot Subdivision of Old Hickory Hills, Phase Three – Section Two, a Planned Unit Development, as of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to RL Regi-TN GVC, LLC, by Substitute Co-Trustee's Deed dated February 23rd, 2012, from Justin T. Starling, Co-Trustee, of record in Instrument No. 20120224-0016137, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of RL Regi Financial, LLC, pursuant to a Limited Power of Attorney executed by an authorized officer of same on the 14th day of August, 2012, of record in Instrument No. 20121116-0106125 **, Register's Office for Davidson County, Tennessee.**

This is improved property, known as: **9208 Thomason Trail, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached **Exhibit "A"**; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successor and/or assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but none other, without any other covenants or warranties, express or implied.

IN WITNESS WHEREOF, the Grantor has executed this instrument by its duly authorized officers this 13 day of November, 2012.

RL Regi-TN GVC, LLC, a Tennessee limited liability company

By: RL Regi Financial, LLC, a Florida limited liability company, its Sole Member

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, as Attorney-In-Fact

By: _____
Name: Stephen Tyde
Title: Authorized Signatory

By: _____
Name: Michael Guynn
Title: Authorized Signatory

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Stephen Tyde and Michael Guynn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to each be an Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company ("RCA"), and who further acknowledged RCA to be the Attorney-in-Fact (as appointed by LLC action) of RL Regi Financial, LLC, a Florida limited liability company ("RRF"), and who further acknowledged RRF to be the Sole Member of RL Regi-TN GVC, LLC ("RRG"), the within named bargainor, a Tennessee limited liability company, and that they each as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of RCA as the Attorney-in-Fact of RRF as the sole member of RRG by themselves as such Authorized Signatories.

Witness my hand, at office at Atlanta, Georgia, this 13 day of **November, 2012.**

My Commission Expires: 10/6/14

Notary Public

MEGHAN GRANT ELKINS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 6, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $117,900.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2012.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Permitted Exceptions

1. County Property Taxes for the year 2012, which have been prorated and paid by the Grantor herein, and subsequent years, not yet due and payable.
2. All matters shown on the Plan of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Restrictions and By-Laws of Old Hickory Hills Homeowners Association, of record in Instrument No. 20020116-0006750 and as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee.
4. Charter of Old Hickory Hills Homeowners' Association, Inc., of record in Instrument No. 20020123-0009417 and as amended in Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.
6. Subject to cemetery with rights of ingress & egress thereto as stated in the Deed of record in Instrument No. 20000203-0011193, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreements in Instrument No. 20010306-0021333, in Instrument No. 20030226-0025749, and in Instrument No. 20040927-0116009, Register's Office for Davidson County, Tennessee.
8. Easement to United Telephone Company, of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.