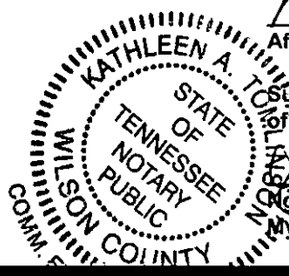
Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Margie L. Ferreira
Affiant




Subscribed and sworn to before me, this 30th day of November, 2012.

Kathleen A. Tollison
Notary Public
My commission expires: 12-27-15

06-1211-74913

| Address of New Owner: | 12/27/15 Send Tax Bills to: | Tax Information |
|---|---|---|
| Raymond H. Ferreira<br>1017 Wyntergrace Farm Rd.<br>Old Hickory, TN 37138-2364 | NEW OWNER<br>c/o 1017 Wyntergrace Farm Rd.<br>Old Hickory TN 37138-2364 | 064-16-0-E-103.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kathleen Hirsch, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Raymond H. Ferreira and wife, Margie L. Ferreira, hereinafter called the Grantees, their successors 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. 103, Building 28, on the Site Layout, Exhibit Plan for the Townhomes of Truxton Village, attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061025-0132473, as amended in Instrument No. 20061106-0137656, and further amended in Instrument No. 20071105-0130490, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathleen Hirsch, unmarried by deed from Donald Denton, Individually and as Trustee of The Denton Family Trust under agreement dated November 11, 1998, dated February 12, 2009, recorded March 5, 2009, of record in Instrument No. 20090305-0019645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 331 Griffin Place, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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.

BILL GARRETT, Davidson County
Trans:T20120091860 DEEDWARR
Recvd: 12/03/12 10:18 2 pgs
Fees:13.00 Taxes:592.00
20121203-0110626

WITNESS my hand this 30th day of November, 2012.

Kathleen Hirsch

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathleen Hirsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of November, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15