WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,750.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-FS-12-1418

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Hinson	Robert C. Hinson	
1415 Riverbrook Drive	(NAME) 1415 Riverbrook Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	97-2-A-72.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TANIA L. SMITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT C. HINSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 72, VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20080723-0075577, CORRECTED AT INSTRUMENT NO. 20081105-0110185, 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 TO TANIA L. SMITH, A SINGLE PERSON BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 1ST DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091201-0109584, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT RECORDED IN INSTRUMENT NO. 20081105-0110185 AND CORRECTED IN INSTRUMENT NO. 20081105-0110185; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20080408-0035557; EASEMENT FOR SANITARY SEWERS OF RECORD IN BOOK 4764, PAGE 324; EASEMENT TO FIRST SUBURBAN WATER UTILITY OF RECORD IN BOOK 7621, PAGE 276; EASEMENT FOR STORM WATER DRAINAGE OF RECORD IN INSTRUMENT NO. 20051219-0152202; SANITARY EASEMENT AND PUMPING STATION EASEMENT OF RECORD IN INSTRUMENT NO. 20051219-0152201; CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NO. 20080630-0067054; INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NO. 20070713-0083651; DECLARATION OF EASEMENT OF RECORD IN INSTRUMENT NO. 20081209-0118828; AND GRANT OF EASEMENT OF RECORD IN INSTRUMENT NO. 20090109-0002452, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1418 Riverbrook Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120098916 DEEDWARR
Recvd: 12/27/12 11:19 2 pgs
Fees:13.00 Taxes:509.68

20121227-0119294

Witness my/our hand(s) this 20th day of December, 2012.

Tania L. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tania L. Smith, the within named bargainor, 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, this the 20th day of December, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903