G#24596-2
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:T20130006929 DEEDWARR
Recvd: 01/25/13 08:43 4 pgs
Fees:23.00 Taxes:543.53
20130125-0008107

Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Philip Higginbotham 505 Aerie Landing Antioch, TN 37013	Peoples Home Equity, Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027	164080C00300CO

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 **Philip Higginbotham, an unmarried 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. 43 on the Final Plat of Hamilton Chase, Section One, a Planned Unit Development, as of record in Instrument No. 20051025-0128977 and Certificates of Correction in Instrument No. 20051031-0131297 and in Instrument No. 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete 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: **505 Aerie Landing, 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, her heirs 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, her heirs 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 22nd day of January, 2013.

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: Mark King
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 Mark King 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 22nd day of **January, 2013.**

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 $146,900.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2013.

My Commission Expires: 2/24/17

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Permitted Exceptions

1. County Property Taxes for the year 2013, which have been prorated and assumed by the Grantee herein, and subsequent years, not yet due and payable.
2. All matters shown on the Plan of record in Instrument No. 20051025-0128977 and Certificates of Correction in Instrument No. 20051031-0131297 and in Instrument No. 20051031-0131368, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, Restrictions and By-Laws of Hamilton Chase, of record in Instrument No. 20050728-0087946 and as amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee.
4. Charter of Hamilton Chase Homeowners' Association, Inc., of record in Instrument No. 20060914-0113689, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement of record in Instrument No. 20040102-0000420, Register's Office for Davidson County, Tennessee.
6. Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.
7. Conveyance of Easement to Tennessee Telephone Company of record in Instrument No. 20060707-0081733, said Register's Office.