307,000

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030036** BILL GARRETT, Davidson County Trans:T20130032113 DEEDWARR Recvd: 04/18/13 15:07 2 pgs Fees:13.00 Taxes:1135.90 20130418-0038864	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $307,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2013. Notary Public My Commission Expires: 02/26/16 NATHAN A. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Jeffrey Hoctor and Anna Hoctor 804 Onslow Way Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ SWBC Mortgage Corporation 9311 San Pedro Avenue #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 141-15-0-D 195.00 CO

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, **Debra A. Arnow and husband, Paul S. Arnow** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Hoctor and Anna Hoctor, Husband and Wife**, ("Grantees"), their 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 Lot 195, PHASE III-D, "SHEFFIELD" ON THE HARPETH, as shown on plat of record in Plat Book 7900, Pages 710 and 712, 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 Debra A. Arnow and husband Paul S. Arnow by Warranty Deed from Kevin T. Donnalley and wife Erica R. Donnalley, recorded on the 4th day of June, 1998 in Deed Book 10962, Page 646, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE III-D, "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 7900, Page(s) 710 and 712.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6925, Page 900, Book 7145, Page 954, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806.

Terms and provisions of by-Laws recorded in Book 7145, Page 964, amended in Book 8146, Page 463.

Charter of Homeowners Association recorded in Book 6939, Page 983.

Unanimous consent of Directors of Sheffield on the Harpeth Homeowners Association, Inc. recorded in Book 8276, Page 238.

This is improved property located at 804 Onslow Way 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 17th day of April, 2013.

Debra A. Arnow by Josh Anderson, her attorney-in-fact

Paul S. Arnow by Josh Anderson, 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, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Debra A. Arnow and Paul S. Arnow,** 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 17th day of April, 2013.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY