Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130040125 DEEDWARR
Recvd: 05/14/13 11:54 2 pgs
Fees: 13.00 Taxes: 938.32
20130514-0048503

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,600.00.

Affiant

Subscribed and sworn to me on May 10, 2013.

Katherine Goodson
NOTARY PUBLIC

My Commission Expires: May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William and Renee Hitchcock 7072 Northridge Drive Nashville, TN 37221	Farmington Financial Group 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	142-13-0B/227.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rochford Realty and Construction Company, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William Hitchcock and Renee Hitchcock, Husband and Wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 230 on the Final Plat of First Revision, Riverside, Phase 7, a Planned Unit Development, as of record in Instrument No. 20081002-0100223, 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 Rochford Realty and Construction Co., Inc., by Warranty Deed dated December 22, 1986, from Frank H. Carter and wife, Dolores H. Carter, of record in Book 7103, Page 48, Register's Office for Davidson County, Tennessee.
>
> This property is also known as improved property located at 7072 Northridge Drive, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

Rochford Realty and Construction Co., Inc.

By: Donald Frank Rochford, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 10, 2013, before me personally appeared Donald Frank Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the person herein described, and who, upon oath, acknowledged himself to be an authorized representative and Vice President of Rochford Realty and Construction Co., Inc., a Tennessee corporation, the within named bargainor, and that he as such authorized representative and Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such authorized representative and Vice President.

Witness my hand and official seal on May 10, 2013.

NOTARY PUBLIC
My Commission Expires: 8/23/16

