Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public
My commission expires: 4.25.2016

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

07-1304-85145

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia L. Nichols 1248 Riverbirch Way Hermitage TN 37076	New Owner	097-00-0-160.00

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, Martin Ruthman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia L. Nichols, an unmarried woman, 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 Lot No. 199, on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martin Ruthman, unmarried by deed from Beazer Homes Corp., a Tennessee Corporation, dated September 27, 2012, recorded October 2, 2012, of record in Instrument No. 20121002-0089528, 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 1248 Riverbirch Way, 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:T20130047265 DEEDWARR
Recvd: 06/06/13 11:23 2 pgs
Fees:13.00 Taxes:799.20
20130606-0057538

WITNESS my hand this 24 day of May, 2013.

Martin Ruthman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 24 day of May, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16