THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31170-04-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $889,000.00. Affiant Subscribed and sworn to before me this 11th day of June, 2013. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Darren W. Hodgdon, Trustee 111 Middleton Circle Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 157 080 A 04500 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, **Mary Jean Kruse, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darren W. Hodgdon, Trustee of the Darren W. Hodgdon Trust under agreement dated December 16, 2009** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 111 Middleton Circle, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 11th day of June, 2013.

Mary Jean Kruse

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Jean Kruse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2013.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans: T20130049130 DEEDWARR
Recvd: 06/12/13 09:12 2 pgs
Fees: 13.00 Taxes: 3289.30

20130612-0059651

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of 3rd Revision, Middleton, of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Jean Kruse by deed dated October 29, 2003, from Caye B. Davis and husband, Ronald W. Davis, of record in Instrument No. 20031103-0161065, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Third Amended Declaration of Protective Covenants, Conditions and Restrictions for Middleton of record in Book 10714, page 744, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Middleton Homeowners Association of record in instrument No. 20010327-0028930, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 900, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.