NEW OWNER:

BROOKE H. VAIL
4028 HOGGETT FORD ROAD
HERMITAGE, TN 37076

SEND TAX BILLS TO:

FIRST COMMUNITY MORTGAGE, INC.
275 ROBERT ROSE DRIVE
MURFREESBORO, TN 37129

Map and Parcel 097020A258.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0648

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130072954 DEEDWARR
Recvd: 08/23/13 09:29 3 pgs
Fees:18.00 Taxes:592.00
20130823-0089011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TAYLOR A. DURHAM and BRITTNEY DURHAM, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BROOKE H. VAIL,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 258 on the Plan of Villages of Riverwood, Section One, Phase 3A, Revision One, as shown on the plat of the same of record in Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to TAYLOR A. DURHAM and BRITTNEY ROBINSON, husband and wife by Warranty Deed from Beazer Homes, Corp., a Tennessee corporation, dated September 29, 2011, and of record in Instrument No. 20111005-0077039, in the Register's Office for DAVIDSON County, Tennessee. Brittney Robinson is now known as Brittney Durham by marriage to Taylor A. Durham.
>
> This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 4028 HOGGETT FORD ROAD, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument #20110630-0050230, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 16th day of August, 2013.

TAYLOR A. DURHAM

8/16/13

BRITTNEY DURHAM

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TAYLOR A. DURHAM and BRITTNEY DURHAM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2013.

GREGORY S. LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/18/15

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The actual consideration or value, whichever is greater, for this transfer is **$160,000.00.**

AFFIANT

Sworn to and subscribed to before me this 16th day of August, 2013.

NOTARY PUBLIC

My commission expires: 10/18/15

GREGORY S GILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY