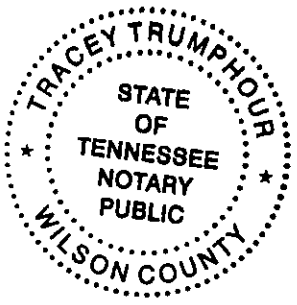
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter A. Saxon	CuCorp, Inc	08702003700
(NAME)	(NAME)	
4601 Raccoon Trail	1400 8th Ave S	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-4706	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130085229 DEEDWARR
Recvd: 10/02/13 14:13 2 pgs
Fees:13.00 Taxes:673.40

20131002-0103528

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Suzanne M. Poshedley, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Peter A. Saxon, unmarried and Anna M. Bateman, unmarried as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 46, on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne M. Poshedley by deed from Eddie Lewis and wife, Elizabeth K. Lewis as of record in Instrument no. 20050602006274, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 653, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377, as amended of record in Book 7567, Page 103, said Register's Office.
Supplemental Restrictions of record in Book 7934, Page 796, said Register's Office.
Restated Restrictions of record in Instrument 200301060001976, said Register's Office.
By-Laws of record in Book 7557, Page 356, Book 7567, Page 106, and Instrument 200301060001977, said Register's Office.
Easement of record in Book 7079, Page 196, rerecorded in Book 7083, Page 435, and Amended in Book 7607, Page 135, said Register's Office.
Easement of record in Book 7158, Page 685, said Register's Office.
Charter of the Homeowner's Association of record in Book 7525, Page 935, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4601 Raccoon Trail, Hermitage, TN 37076-4706
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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.

Witness my hand this 30th day of September, 2013.

Suzanne M. Poshedley

Suzanne M. Poshedley

State of Tennessee
County of Wilson

Personally appeared before me Suzanne M. Poshedley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122