BILL GARRETT, Davidson County
Trans:T20130100485 DEEDWARR
Recvd: 11/27/13 11:38 2 pgs
Fees:13.00 Taxes:684.50
20131127-0121785

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 161090A
PARCEL: 029.00CO

New Owners Address
Mary Charline Hinton
4809 Bevendean Drive
Nashville, TN 37211

Send Tax Bills to:
CMG Mortgage Inc.
2550 Meridian Blvd, Ste 209
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE, made this 25th day of November, 2013 between

Joseph A. Moscheo, III

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Mary Charline Hinton, a single woman

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Townhome Unit No. 4809, (aka as Lot 39) as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended , of record in Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record in Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Joseph A. Moscheo, III by Warranty Deed dated 1/28/10 from Regent Homes, LLC a Tennessee Limited Liability Company of record in Instrument No. 20100208-0009979, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4809 Bevendean Drive, Nashville, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Joseph A. Moscheo, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph A. Moscheo, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 25th day of November, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $185,000.00.

Affiant

Sworn to and subscribed before me, this 25th day of November, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY