Return to: Grissim Title
1222 17th Ave. South
Nashvile, TN 37212

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$162,500.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2013.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM EXP. 8-17-15

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia S. Hoard 1242 Riverbrook Dr. Hermitage, TN 37076	CMG Mortgage, INC. 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	Map 097.02-0A-045.00CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Danielle C. Peterson now known as Danielle C. Kirchner and husband, Kyle Kirchner

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Julia S. Hoard, a single woman

Hereinafter called the grantees, their heirs 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. 45 on the Final plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle C. Peterson by Deed from Beazer Homes Corp., A Tennessee Corporation dated 9/11/2009 of record in Instrument Number 20090915-0085922, Register's Office for Davidson County, Tennessee. Danielle C. Peterson married Kyle Kirchner and is now known as Danielle C. Kirchner. Kyle Kirchner joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 200807230075577; corrected in Instrument No. 200811050110185, a revision to Instrument No. 200806100059689, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Instrument Number 200804080035557, Register's Office for Davidson County, Tennessee.
5) Property is subject to sanitary sewer/plumbing station easement recorded in Instrument No 200512190152201, Register's Office for Davidson County, Tennessee.
6) Property is subject to storm water drainage easement recorded in Instrument No 200512190152202, Register's Office for Davidson County, Tennessee.
7) Property is subject to underground utilities easement recorded in Instrument No 200812090118828, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1242 Riverbrook Dr., Hermitage, TN 37076**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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.

Witness our hand(s) this 21st day of November, 2013.

Danielle C. Kirchner

Kyle Kirchner

BILL GARRETT, Davidson County
Trans:T20130100518 DEEDWARR
Recvd: 11/27/13 12:52 2 pgs
Fees:13.00 Taxes:601.25
20131127-0121828

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand, at office, this 21st day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076