File # G-25494-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130100923 DEEDWARR
Recvd: 12/02/13 11:12 2 pgs
Fees: 13.00 Taxes: 560.18
20131202-0122333

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/11/17

TIFFANY CARVALHO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joesph Aaron Dethrage	Mortgage Masters, Inc.	Parcel ID:
404 Scotts Creek Trail	102 Elm St, 3rd Floor	075120A10000CO
Hermitage, TN 37076	Walpole, MA 02081	

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

Angel Urbina and wife, Ruth E. Castrodad

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joseph Aaron Dethrage and Lindsey Dethrage, as tentants by the entirety
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. 1 on the Plan of Greer Meadows at Cedar Creek, Section Three, Phase 1, of record in Instrument 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Angel Urbina and wife, Ruth E. Castrodad by deed from Steven Ezell of record in Instrument 20060809-0097901, said Register's Office, dated August 4, 2006.

This conveyance is subject to Restrictions and By-Laws of record in Book 10802, Page 402, and Instrument 20020606-0069062, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20010920-0101748, said Register's Office; (3) Right of Way Easement of record in Book 7037, Page 853 and Book 7760, Page 778, Register's Office for said County; (4) Consent for Sewer Easement of record in Book 7760, Page 784, Register's Office for said County; (5) Deed of Conveyance of record in Book 11497, Page 595, Register's Office for said County; (6) Storm Water Detention Agreement of record in Instrument 20001205-0119474, Register's Office for said County; (7) Easement for Retention Basin of record in Book 6513, Page 857, Register's Office for said County; (8) Easement for Suburban Water Utility District of record in Book 5609, Page 636, Register's Office for said County.

The signature of Angel Urbina and Ruth E. Castrodad is signed by their duly appointed Attorney-in-Fact, Troy Charlton, pursuant to the Power of Attorney of record in Instrument 20131202-0122332, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 404 Scotts Creek Trail, Hermitage, TN 37076

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 hands this 27th day of November, 2013.

Angel Urbina by [signature] attorney in fact
Angel Urbina
By: Troy Charlton, as Attorney-in-Fact

Ruth E. Castrodad by [signature] attorney in fact
Ruth E. Castrodad
By: Troy Charlton, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Troy Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Angel Urbina and Ruth E. Castrodad as their Attorney in Fact as the free act and deed of the within named Angel Urbina and Ruth E. Castrodad.

Witness my hand and official seal at Nashville, Tennessee the 27th day of November, 2013.

My Commission Expires: 8/23/16

[signature]
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.