THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110099** BILL GARRETT, Davidson County Trans:T20130106930 DEEDWARR Recvd: 12/26/13 11:17 2 pgs Fees:13.00 Taxes:556.85 20131226-0129835	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,500.00. Affiant Subscribed and sworn to before me, this 13th day of December, 2013. Notary Public My Commission Expires: 8/23/14 LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Tiffany Robinson 1419 Sprucedale Drive Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 175020A01400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jordan F. Tinkle and Tara R. Tinkle, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Tiffany Robinson, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 14, SECTION ONE, OLD HICKORY COMMONS, as shown on plat of record in Instrument No. 20080220-0016771, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jordan F. Tinkle and Tara R. Tinkle, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 23rd day of February, 2010 in Instrument No. 20100223-0013705, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, OLD HICKORY COMMONS, as recorded in Instrument No. 20080220-0016771.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20070920-0112646, amended at Instrument No. 20071213-0143334, amended and restated at Instrument Nos. 20080317-0026338, 20080710-0071087, amended at Instrument Nos. 20101222-0101832 and 20130322-0028759.

Easement recorded in Book 3570, Page 11.

Easement to Stormwater Detention Agreement recorded at Instrument No. 20060307-0026092.

Easement to Tennessee Telephone Company recorded at Instrument Nos. 20081121-0114642 and 20080709-0070604.

Quitclaim Deed to Old Hickory Commons Homeowners Association Inc. recorded at Instrument No. 20080402-0032833.

Transmission Line Easement recorded in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716.

This is improved property located at 1419 Sprucedale Drive Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of December, 2013.

Jordan F. Tinkle

Tara R. Tinkle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan F. Tinkle and Tara R. Tinkle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014