WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140020918 DEEDWARR
Recvd: 03/28/14 12:14 2 pgs
Fees:13.00 Taxes:595.70

20140328-0025780

R-SP-14-204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-1-15
(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon M. Sintz and Krista L. Sintz	Churchill Mortgage Corp.	
(NAME) **204 Riverpoint Court**	(NAME) 761 old Hickory Blvd, #400	**96-1-A-19.00 CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEROMY JOHN HODGE AND AMY E. HODGE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON M. SINTZ AND KRISTA L. SINTZ, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 19, RIVERPOINT, SECTION TWO, REVISION TO LOTS 6-12 AND 16-22, as shown on plat of record in Plat Book 7900, Page 641, 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 Jeromy John Hodge and wife, Amy E. Hodge by Warranty Deed from Gary Mark Wiggins and wife, Leila F. Wiggins, recorded on the 5th day of May, 2005 in Instrument No. 20050505-0050490, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by grantees herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERPOINT, SECTION TWO, REVISION TO LOTS 6-12 AND 16-22, as recorded in Plat Book 5200, Page(s) 749, revised in Plat Book 7900, Page 641, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictions and By-Laws recorded in Book 6044, Page 545, Book 6283, Page 630 and Book 7292, Page 985, Amendments recorded in Book 6571, Page 574 and Book 8675, Page 599 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Riverpoint Homeowners Association, Inc. recorded in Book 6252, Page 130.
- Easement for Flowage, recorded in Book 2272, Page 231 and Book 2272, Page 337.
- Easement for Riverpoint Development, recorded in Book 6283, Page 653.
- Easement for Right-of-Way, recorded in Book 5990, Page 348.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 4806, Page 513, Book 4806, Page 517, Book 4774, Page 923 and Book 5580, Page 124.
- Deed to Homeowners Association for common area recorded in Book 6283, Page 650, corrected in Book 8675, Page 617, re-recorded in Book 8699, Page 932.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Riverpoint Court, Nashville, Tennessee 37214**.

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 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 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/our hand(s) this the 27th DAY OF MARCH, 2014.

Jeromy John Hodge

Amy E. Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEROMY JOHN HODGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2014.

Notary Public
My Commission Expires: 5-20-14
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY E. HODGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2014.

Notary Public
My Commission Expires: 5-20-14
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY