THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31673-03-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 17th day of April, 2014. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brent A. Smith, Melissa S. Smith 1521 Stoner Valley Hermitage, TN 37076	**Send Tax Bills To:** Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	**Tax Information:** Map and Parcel No.: 075 110 A 01800 CO

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, **Erin Elysa Rotz and husband, Matthew S. Rotz**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent A. Smith and Melissa S. Smith, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1521 Stoner Valley, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20140028098 DEEDWARR
Recvd: 04/24/14 14:04 3 pgs
Fees:18.00 Taxes:814.00
20140424-0034649

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of April, 2014.

Erin Elysa Rotz by Gerald G. Patterson, Attorney-In-Fact

Erin Elysa Rotz
BY: Gerald G. Patterson, Attorney-In-Fact

Matthew S. Rotz by Gerald G. Patterson, Attorney-In-Fact

Matthew S. Rotz
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Erin Elysa Rotz and Matthew S. Rotz and is authorized by the said Erin Elysa Rotz and Matthew S. Rotz to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of April, 2014.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of First Revision, Phase One, Heritage Meadows, of record in Plat Book 9700, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Erin Elysa Rotz and husband, Matthew S. Rotz, by deed dated July 12, 2005, from Donald E. Thomas and wife, Jacqueline Thomas, of record in Instrument No. 20050714-0081929, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 075 110 A 01800 CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Heritage Meadows, of record in Book 10337, page 102, and Book 11029, page 414, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Heritage Meadows Property Owners Association of record in Instrument No. 20090115-0003848, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Heritage Meadows Property Owners Association of record in Book 11114, page 771, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 167, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 9700, page 88, Register's Office for Davidson County, Tennessee.
7. Easement for utilities of record in Book 6838, page 485, Register's Office for Davidson County, Tennessee.
8. Easement for temporary construction of record in Book 7404, page 562, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20031106-0163196, Register's Office for Davidson County, Tennessee.