BILL GARRETT, Davidson County
Trans:T20140042610 DEEDWARR
Recvd: 06/17/14 08:30 2 pgs
Fees:13.00 Taxes:477.30
20140617-0052517

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$129,000.00
|x Cynthia J Atkinson
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 13th DAY OF June, 2014.
| Susan Lesley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN LESLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: ~~SEPTEMBER~~ 11, 2017

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
Cynthia J. Atkinson 614 Weatherbeaten Place Hermitage, TN 37076	Franklin American Mortage Co. 501 Corporate Centre Dr. #400 Franklin, TN 37067	064.12-0A-614.00CO

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,

Robert Green, unmarried

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

Cynthia J. Atkinson, an unmarried 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 all of Unit No. 614, on the Plan of Fox Run, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, as shown by plat appearing of record in Plat Book 6250, Page 118, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Robert Green by Deed from Mack Allen Carter, Jr. and Robert Wayne Carter dated October 14, 2005 of record in Instrument Number 20051018-0125534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee.
3) Master Deed of record in Book 5535, Page 713; as amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, said Register's Office.
4) HOA Charter of record in Book 5208, Page 188, said Register's Office.
5) By-laws of record in Book 4956, Page 590; as amended in Book 5174, Page 609, Book 5548, Page 852; Book 5564, Page 582; Book 5896, Page 1; Book 8510, Page 100; and Instrument Number 20120620-0053936, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **614 Weatherbeaten Place, 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 my hand(s) this 13th day of June, 2014.

Robert Green
Robert Green

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert Green, 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 13th day of June, 2014.

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