PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20140054636 DEEDWARR
Recvd: 07/29/14 10:25 3 pgs
Fees:18.00 Taxes:754.43
20140729-0067168

W & I Ref: Title No: 53669

Dav. Co. File: Box 8

ADDRESS NEW OWNER:

Michael Patrick Laughter
1083 Riverwood Village Blvd.
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:

NEW OWNER

TAX MAP-PARCEL NUMBERS: 097020A09700 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$203,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Robert J. Gates and wife, Ashley Smith Gates, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michael Patrick Laughter hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 97 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Gates and wife, Ashley Smith Gates by deed from Beazer Homes Corp., a Tennessee Corporation, dated December 19, 2011, recorded December 29, 2011 in Instrument No. 20111229-0101879, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20080723-0075577, and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557,said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Declaration of Easement for Villages of Riverwood, of record in Instrument No. 20081209-0110185, said Register's Office.

This instrument is executed on behalf of Ashley Smith Gates by Robert J. Gates pursuant to a Power of Attorney executed by her/him/them on the _____ day of July, 2014, of record in Instrument No. 20140729-0067167 , Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 1083 Riverwood Village Boulevard, Hermitage, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2014 .

Robert J. Gates

Ashley Smith Gates By: Robert J. Gates, Atty-in-Fact by Robert J. Gates, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 24th day of July, 2014 , before me the undersigned authority, personally appeared **Robert J. Gates** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

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 , **Robert J. Gates** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ashley Smith Gates** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2014

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $203,900.00

Affiant

Sworn and subscribed before me this 24th day of July, 2014

My Commission Expires: 2/12/18

GINA MIEHLICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-12-2018

Notary Public

EXHIBIT "A"

To

Warranty Deed

FROM: Robert J. Gates and wife, Ashley Smith Gates

TO: Michael Patrick Laughter

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert J. Gates, Affiant

Sworn to and subscribed before me this 24th day of July, 2014

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017