BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Affiant

Subscribed and sworn to me on September 22, 2014.

NOTARY PUBLIC

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans: T20140071080 DEEDWARR
Recvd: 09/23/14 10:37 2 pgs
Fees: 13.00 Taxes: 869.50
20140923-0087159

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27874SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dirk Wayne Anderson, Jr. Christi G. Clarkson 1700 Stonewater Drive Hermitage, TN 37076	First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	097-02-0A-154.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Annette S. Morgan, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Dirk Wayne Anderson, Jr. and Christi G. Clarkson, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Annette S. Morgan, unmarried, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, of record as Instrument No. 20120705-0059008, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Hermitage City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. All Matters appearing on the Plat of record as Instrument No. 20110401-0025117 as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20110510-0035925, Register's Office for Davidson County, Tennessee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

4. Restrictive Covenants of record in Instrument No. 20080408-003557 and 20110427-0032201, in the Register's Office for Davidson County, Tennessee, but deleting any covenants, 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 covenant, condition or restriction violates 42 USC 3604(c).
5. Easement of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed to the Villages of Riverwood Homeowners' Association for open space of record as Instrument No. 20110427-0032200, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1700 Stonewater Drive, Hermitage, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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 our hands on September 22, 2014.

Annette S. Morgan

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On September 22, 2014, before me personally appeared Annette S. Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on September 22, 2014.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017