Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
George Dalton
2300 Arbor Pointe Way
Hermitage, TN

SEND TAX BILL TO:
QUICKEN LOANS INC
1050 Woodard Ave.
Detroit, MI 48226-1906

BILL GARRETT, Davidson County
Trans:T20150108808 DEEDWARR
Recvd: 12/28/15 09:38 2 pgs
Fees:13.00 Taxes:1476.30
20151228-0129643

MAP & PARCEL NOS.:
137-4-B-18.00 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee general partnersip** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **George Dalton** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Arbor Crest Subdivision of record in Plat as in Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennesesee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee General Partnership, from Avenue Bank by Special Warranty Deed recorded on May 12, 2014, in Instrument No. 20140512-0040429, Register's Office for Davidson County, Tennessee.

This is property with a common address of **2300 Arbor Pointe Way, Hermitage, TN**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor.(2) All matters appearing on the Plan of record in Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions for Arbor Crest of record in Instrument NO. 20081201-0116546 and Instrument No. 20150122-0006403, said Register's Office.(4) Charter for Homeowners Association in Instrument No. 20060914-0113687, said Register's Office.(5) Stormwater Detention Agreement in Instrument No. 20050321-0030718, said Register's Office.(6) Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and appurtenances, "Arbor Crest STEP/STEG System" of record in Instrument No. 20151103-0112072, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of December, 2015.

Exit Properties General Partnership,
By SRGTN, LLC, Partner

By: _____
Steven R. Griffith, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Steven R. Griffith, Managing Member of SRGTN, LLC, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Managing Member of SRGTN, LLC, Partner of Exit Properties General Partnership the within named bargainor, a general partnership, and that he as such Managing Member of SRGTN, LLC, Partner of Exit Properties General Partnership, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Managing Member of SRGTN, LLC, Partner of Exit Properties General Partnership.

Witness my hand and official seal at office, this 16th day of Dec. 2015.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1512-289

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $399,000.00.

_____
Affiant

Subscribed and sworn before me this 16th day of December 2015.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017