WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,000.00.

Affiant

Subscribed and sworn to me on February 26, 2016.

NOTARY PUBLIC

My Commission Expires:

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

...ON RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. mtc1115

BILL GARRETT, Davidson County
Trans:T20160017129 DEEDWARR
Recvd: 03/02/16 10:41 2 pgs
Fees:13.00 Taxes:858.40
20160302-0019861

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29127SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Melissa Hoppel 612 Childress Crossing Nashville, TN 37218	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	058-09-0A-303.00-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, Justin Hutchison and wife, Chrissa Hutchison, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Melissa Hoppel, an unmarried woman, 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. 303, on the Plan of Jordan Ridge at Eaton's Creek, Phase 11, as shown on the plan of record in instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chrissa Norton, unmarried, by Warranty Deed dated February 28, 2011, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record as Instrument No. 20110301-0016413, Register's Office for Davidson County, Tennessee. The said Chrissa Norton now known as Chrissa Hutchison.

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

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. All matters on the Plan of Jordan Ridge at Eaton's Creek, Phase 11 of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee.
3. Agreement for Rights and Obligations in Instrument No. 20041229-0153373 in said Register's Office.
4. Subject to Storm Water Detention Agreement of record as instrument No. 20070112-0005338,
5. Register's Office for Davidson County, Tennessee.
6. Restrictive covenants contained in an instrument of record as Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No.

20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983; Third Supplement amendment of record in Instrument No. 20041229:-0153372; Fourth Supplement amendment recorded in instrument No. 20061120-0143523; Fifth Supplement amendment recorded in Instrument No. 20061120-0143.524; Sixth Supplement amendment recorded in Instrument No. 20070905- 0106402 and Instrument No. 20110216-0013313, Register's Office for Davidson County, Tennessee.

7. Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.
8. Assignment and Assumption of Declarant Rights and Obligations, Creekside Trails (also known as Eaton's Creek Park) to Tenn. Contractors, Inc., of record as Instrument No. 20041229-0153373 in said Register's Office.
9. Utility and Drainage Easement of record in Instrument No. 20080128-0008719, said Register's Office.
10. Storm Water Maintenance Agreement of record in Instrument No. 20080128-0008551, said Register's Office.

This property is also known as improved property located at 612 Childress Crossing, Nashville, TN 37218.

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 GRANTORS 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 GRANTORS 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 my/our hand(s) this 26th day of February, 2016.

Justin Hutchison

Chrissa Hutchison

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On February 26, 2016, before me personally appeared Justin Hutchison and wife, Chrissa Hutchison 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on February 26, 2016.

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

NOTARY PUBLIC