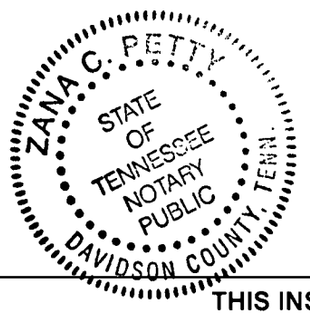
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,500.00

Evan H. Sells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Evan H. Sells	Guaranty Trust Mortgage	Parcel ID:
3844 Hoggett Ford Rd.	PO Box 740039	097020A22100
Hermitage, TN 37076	Cincinnati, OH 45274	

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 Andrew Cyrus and wife, Christian Elizabeth Cyrus

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Evan H. Sells , unmarried

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 Lot No. 221 on the Plan of Villages of Riverwood, Section One, Phase 3C, Revision One, of record in Instrument 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Andrew Cyrus and Christian Elizabeth Cyrus by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument 20150402-0029052, dated March 27, 2015, Register's Office for said County. And being part of the same property conveyed to Beazer Homes Corp. by deed of record in Instrument 20100108-0001962, said Register's Office, dated January 7, 2010.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20080408-0035557; Instrument 20110427-0032201; Instrument 20140416-0031645; Instrument 20140416-0031646; Instrument 20140424-0034613; Instrument 20140424-0034614; Instrument 20140424-0034615; Instrument 20140424-0034616; Instrument 20140424-0034617; Instrument 20140424-0034618, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20130405-0033853, said Register's Office; (3) Transmission Line Easement of record in Book 4586, Page 242, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20070713-0083651, said Register's Office; (5) Easement for Villages of Riverwood of record in Instrument 20081209-0118828, said Register's Office; (6) Easement to Comcast of record in Instrument 20090109-0002454, said Register's Office; (7) Sewer & Pumping Station Easement in Instrument 20051219-0152201, said Register's Office; (8) Storm Water Drainage Easement in Instrument 20051219-0152202; Instrument 20100108-0001965, and Instrument 20100108-0001966, said Register's Office; (9) Slope Easement in Instrument 20100108-0001967 and Instrument 20100108-0001968, said Register's Office; (10) Easements of record in Book 7621, Page 276; Book 4764, Page 324; and Book 4049, Page 395, said Register's Office; (11) Easement to USA in Book 4586, Page 242, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3844 Hoggett Ford Rd., 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 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.

BILL GARRETT, Davidson County
Trans:T20160045534 DEEDWARR
Recvd: 05/31/16 12:23 2 pgs
Fees:13.00 Taxes:682.65
20160531-0054373

Witness our hands this 27th day of May, 2016.

Robert Andrew Cyrus

Christian Elizabeth Cyrus

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 Andrew Cyrus and Christian Elizabeth Cyrus, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this 27th day of May, 2016.

My Commission Expires: 2.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.