This space for Register's Office:

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

PREPARED BY ~~(AND RETURN TO)~~
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jessica Pierce
5033 Countryside Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New owner

Map # 149 Group 6 Parcel 62

Davidson County DEEDWARR
Recvd: 03/09/07 15:34 2 pgs
Fees:13.00 Taxes:795.50
20070309-0029633

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Roderick Mullins, unmarried hereinafter called the **Grantors**, do hereby convey unto Jessica Pierce, unmarried hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 91 of Pebble Trail, Section I as of record in Plat Book 6900, page 990, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Roderick Mullins unmarried on May 19, 2005 by Warranty Deed of record in Instrument 20050523-0057480 said Register's Office.

Subject to all matters of record in Book 6900, Page 990, Register' Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 9176, page 276, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5033 Countryside Drive, Antioch, TN 37013

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 20 day of February, 2007

Roderick Mullins

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Roderick Mullins known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 20 day of February 2007.

Notary Public in and for the
State of Tennessee

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3/21/10

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 $215,000.00

Affiant

Sworn and subscribed before me on 2/20/2007.

Notary Public

My Commission Expires: ~~6/22/2008~~ 3/21/10

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY