WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2009

Notary Public

MY COMMISSION EXPIRES: 7-2470
(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:
Tyson Trible	Guaranty Trust Company	Parcel ID:
1705 Ridgemere Court	316 Robert Rose Drive	08603004500
Hermitage, TN 37076	Murfreesboro, TN 37219	

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

Juanita Huggins, Heir of the Estate of Cynthia L. Huggins

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

Tyson Trible and wife, Hilary Trenda

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:

BEING Lot No. 41, on the Plan of Ridgemere, of record in Plat Book 6250, Pages 937, 938 and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Cynthia L. Huggins, unmarried, by deed from John Fee, unmarried, of record in Instrument 20050531-0060764, Register's Office for said County. The said Cynthia L. Huggins now being deceased. The Grantor herein executes this instrument as Heir of the Estate of Cynthia L. Huggins. See Order of record in File No. 09P-1140 in Seventh Circuit Court for Davidson County, Tennessee, (Probate Division).

This conveyance is subject to Restrictions of record in Book 6925, Page 941, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 937-939, 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 1705 Ridgemere Court, 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.

Witness my hand this 14th day of August, 2009.

Estate of Cynthia L. Huggins

By: Juanita Huggins, Sole Heir

BILL GARRETT, Davidson County
Trans: T20090056408 DEEDWARR
Recvd: 08/18/09 13:31 2 pgs
Fees: 13.00 Taxes: 554.63

20090818-0077683

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 Juanita Huggins, Heir of the Estate of Cynthia L. Huggins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Heir of the Estate of Cynthia L. Huggins and as Heir, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2009.

My Commission Expires: 11/7/10

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212