Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,500.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2009.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

BILL GARRETT, Davidson County
Trans: T20090084696 DEEDWARR
Recvd: 12/16/09 10:39 2 pgs
Fees: 13.00 Taxes: 294.15
20091216-0114490

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Tucker	SurePoint Lending	108-07-A-022.00CO
3004 Casa Drive	830 Crescent Center Dr #300	
Nashville, TN 37214	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tammy Peppers. married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jason Tucker, unmarried,,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows:

Lot No. 31, Unit No. 22, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase One, Sections One & Two, Patio Villa, of record in Book 5200, page 458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wande J. Rich, a single person by deed from TennReal, Inc., of record in Book 6092, page 896, Register's Office for Davidson County, Tennessee, dated July 8, 1983. The said Wanda J. Rich having since died. And being the same property devised to Tammy Peppers as devisee under the Last Will and Testament of Wanda J. Rich, deceased, of record in Will Book 6216/2161034, in the Probate Court Clerk's Office of Davidson County, Tennessee, and by Quitclaim Deed of record in Instrument 200612110152831, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

Seller represents and warrants that neither she nor her spouse has ever resided in the property conveyed by this Deed.

This property is improved property known as 3004 Casa Drive, Nashville, TN 37214

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 7th day of December, 2009.

Tammy Peppers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tammy Peppers,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 7th day of December, 2009.

Notary Public

Commission Expires
November 28, 2011

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: _____

FILE NO: 2009111427