Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20110050518 DEEDWARR
Recvd: 08/17/11 10:43 2 pgs
Fees:13.00 Taxes:314.13
20110817-0063446

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Larisha Faye Mullins
71 Rolling Meadows Drive
Goodlettsville, TN 37072

MAP: 33-04-0A PARCEL: 71.00

FOR AND IN CONSIDERATION of Eighty Four Thousand Nine Hundred and 00/100 ($84,900.00) Dollars, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***Dale Hix,*** have bargained and sold, and by these presents do transfer and convey unto, ***Larisha Faye Mullins, an unmarried woman***, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Final Plat of Rolling Meadows, Phase One, Section Nine, a Resubdivision of Lot 7, Section One of Solitude Acres (erroneously labeled "Solitutde" in prior deeds), of record in Record Book 7900, Page 965, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dale Hix from Fannie Mae A/K/A Federal National Mortgage Association by Special Warranty Deed dated November 2, 2010, recorded November 17, 2010, as instrument 20101117-0091852, Register's Office of Davidson County, Tennessee.

Subject to restriction(s) as shown on instrument(s) of record in Record Book 7900, Page 965, and Record Book 6593, Page 194, Register's Office of Davidson County, Tennessee.

Subject to by-laws as shown on instrument of record in Record Book 6593, Page 242, Register's Office of Davidson County, Tennessee.

Possession with deed.

2011 taxes shall be prorated.

This property is not the principal address of the grantor(s).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Larisha Faye Mullins, an unmarried woman***, her heirs and assigns, forever. And I covenant with the said, ***Larisha Faye Mullins, an unmarried woman,*** that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said, ***Larisha Faye Mullins, an unmarried woman,*** her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 11th day of August, 2011.

Dale Hix

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***Dale Hix,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 11th day of August, 2011.

NOTARY PUBLIC

JULIE L. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

MY COMMISSION EXPIRES: 5/20/15

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$84,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 2011.

REGISTER OR NOTARY

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: AUG 2 1 2012

jlj/RE-11764 D. Hix to L. Mullins deed