THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Elizabeth Tingle 6217 Lickton Pike Goodlettsville, TN 37072	First Community Mortgage, INC. 275 Robert Rose Dr. Murfreesboro, TN 37129	01700012100

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Lauren K. Frey N/K/A Lauren K. Dickens, a single woman and James R. Dickens, a single man, hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto Elizabeth A. Tingle, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, IN THE CENTER OF LOWER WALKER CREEK ROAD; THENCE WITH THE CENTER OF LOWER WALKER CREEK ROAD, NORTH 37 DEGREES 30 MINUTES 00 SECONDS EAST 243.00 FEET TO THE CENTER OF LICKTON PIKE; THENCE NORTH 85 DEGREES 00 MINUTES 00 SECONDS WEST 272.00 FEET; THENCE SOUTH 78 DEGREES 45 MINUTES 00 SECONDS WEST 235.00 FEET; THENCE SOUTH 35 DEGREES 15 MINUTES 00 SECONDS WEST 357.10 FEET; THENCE NORTH 86 DEGREES 00 MINUTES 00 SECONDS WEST 257.00 FEET; THENCE NORTH 67 DEGREES 30 MINUTES 00 SECONDS WEST 145.00 FEET; THENCE NORTH 55 DEGREES 45 MINUTES 00 SECONDS WEST 42.00 FEET TO THE POINT OF BEGINNING CONTAINING 3.01 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LAUREN K. FREY, A SINGLE WOMAN AND JAMES R. DICKENS, A SINGLE MAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM ROBERT B. ROGERS DATED 04/22/05 AND RECORDED ON 04/27/05 IN INSTRUMENT NO. 20050427-0046746, SAID REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved property known as: 6217 Lickton Pike Goodlettsville, TN 37072.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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:T20110070284 DEEDWARR
Recvd: 11/07/11 14:39 2 pgs
Fees:13.00 Taxes:517.63
20111107-0087013

WITNESS our hands this 31st day of October, 2011.

Lauren K. Frey N/K/A Lauren K. Dickens
LAUREN K. FREY, N/K/A LAUREN K. DICKENS

JAMES R. DICKENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren K. Frey N/K/A Lauren K. Dickens and James R. Dickens, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31st day of October, 2011.

Jessica Kimbro
NOTARY PUBLIC

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12-23-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Subscribed and sworn to before me this 31st day of October, 2011.

Shelia McCord
NOTARY PUBLIC

SHELIA McCORD
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

My Commission Expires: 3/8/15