(2)

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 149-15-A-210CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Thomas C. Hendricks, Sr. and LaTina T. Hendricks
2724 Welshcrest Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Cartus Home: Loans
1 Mortgage Way
Mt. Laurel, NJ 08054

BILL GARRETT, Davidson County
Trans:T20110075909 DEEDWARR
Recvd: 12/01/11 15:19 2 pgs
Fees:13.00 Taxes:555.00
20111201-0093726

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JOSEPH HARDAWAY, AN UNMARRIED MAN** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **THOMAS C. HENDRICKS, SR. AND WIFE, LATINA T. HENDRICKS,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 70, on the Plan of Section Four, Cambridge Forest, as shown by plat appearing of record in Instrument Number 20000918-0092192, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Joseph Hardaway, an unmarried man, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated July 18, 2002, appearing of record in Instrument Number 20020724-0088699, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Instrument Number 20000918-0092192; Restrictive Covenants of record in Book 10332, page 1, and amended in Book 10774, page 723; Easement for telephone line of record in Book 1207, page 529; Charter of Cambridge Forest Homeowners Association, Inc. of record in Book 10343, page 769; Storm Water Detention Agreement of record in Book 10805, page 497; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6881, page 320, Book 7453, page 445, and in Book 8795, page 158, all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 2724 Welshcrest Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30 day of November, 2011.

Joseph Hardaway

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph Hardaway, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30 day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 2.17.14

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of November, 2011.

NOTARY PUBLIC

My Commission Expires: 4-6-13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN