BILL GARRETT, Davidson County
Trans:T20110078781 DEEDWARR
Recvd: 12/13/11 11:08 2 pgs
Fees:13.00 Taxes:488.40
20111213-0096980

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Signature Title Services, LLC
4711 Trousdale Dr, Ste 120
Nashville, TN 37220

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Leigh Ann Agee 3118 Lake Park Drive Nashville, TN 37211	New Owner	119-15-0-035.00

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, **Ashley Hulse, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leigh Ann Agee**, hereinafter called the Grantees, their 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, being Lot 47, Section 2, Southlake, as shown on plat of record in Plat Book 2083, Page 84, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ashley Hulse by Special Warranty Deed from Nationstar Mortgage, LLC, recorded on the 28th day of December, 2007, in Instrument No. 20071228-0148513, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **3118 Lake Park Drive, Nasjville, TN 37211.**

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, except what appears of record; 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.

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.

WITNESS our hands this 9th day of December, 2011.

Ashley Hulse

Ashley Hulse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley Hulse**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 9th day of December, 2011.

NOTARY PUBLIC

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Subscribed and sworn to before me this 9th day of December, 2011.

NOTARY PUBLIC

My Commission Expires: 1-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012