STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2012.

Notary Public

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jesse D. Willits	Same address	13303011500
3310 Mimosa Drive	as new owner	
Nashville, TN 37211		
		FILE #: ST10418

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 ACKNOWLEDGE, WE,

Ashley Hulse, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesse D. Willits and Christa S. Willits, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 9 ON THE PLAN OF GLENCOE ACRES SUBDIVISION, SECTION 1, OF RECORD IN BOOK 1835, PAGE 137 AND 138, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR AMORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY HULSE BY CASH DEED FOR TENNESSEE FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 02/11/10 AND RECORDED ON 02/16/11 IN INSTRUMENT NO. 20110216-0013278, SAID REGISTER'S OFFICE FOR SAID COUNTY, AS CORRECTED BY THAT SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20111214-0097210, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Plat Book 1835, Pages 137 and 138, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3310 Mimosa Drive, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20120002633 DEEDWARR
Recvd: 01/11/12 13:50 2 pgs
Fees:13.00 Taxes:421.80
20120111-0002982

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 in unencumbered, unless otherwise herein set out; 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. 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/our hand(s) this 4th day of January, 2012.

Ashley Hulse

Ashley Hulse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Ashley Hulse , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2012.

Notary Public

My Commission Expires:_____

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