Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

RECORD & RETURN TO:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0555T

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Affiant

Subscribed and sworn to before me, this 12 day of January, 2012

Notary Public
My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard L. Stout 641 Albany Drive Hermitage, TN 37076	Mortgage Investors Group 8320 E. Walker Springs Ln, #200 Knoxville, TN 37923	75-08-46

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas S. Perry (a/k/a T. Steven Perry) and wife, Wendy A. Perry,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Richard L. Stout and wife, Veronica Stout,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Section Four, Tulip Grove, of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas S. Perry and wife, Wendy A. Perry by deed from The Estate of Janice M. Warren a/k/a Janice Marie Warren, by Denise M. Ritossa, as Executrix of record in Instrument Number 20110526-0040307, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 641 Albany Drive, Hermitage, TN 37076

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 01/18/12 08:13 3 pgs
Fees:18.00 Taxes:564.25
20120118-0004704

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 hand this the 11 day of January, 2012.

T. Steven Perry
Thomas S. Perry
(aka T.Steven Perry)

Wendy A. Perry
Wendy A. Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas S. Perry and Wendy A. Perry,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

* a/k/a T. Steven Perry

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of January, 2012.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2012011937

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.