Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0007HV

BILL GARRETT, Davidson County
Trans:T20120007259 DEEDWARR
Recvd: 01/31/12 09:31 2 pgs
Fees:13.00 Taxes:688.20
20120131-0008586

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Wanda Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of January, 2012

Kim Gillespie
Notary Public
Commission Expires: 10-23-12

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abigail Partch 1400 Riverside Drive Old Hickory, TN 37138	Peoples Home Equity, Inc. 2685 N. Mt. Juliet Road Mt. Juliet, TN 37122	053-03-0-422.00

WARRANTY DEED

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, I/WE,

M. Shane Stone a/k/a Morris S. Stone and wife, Ladeane Stone

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abigail Partch, an unmarried woman

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 124 on the Plan of Village of Old Hickory, Section B, a plat of which is of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to M. Shane Stone a/k/a Morris S. Stone by Quitclaim Deed from Tammy L. Stone dated 7/18/03 and recorded 2/4/04 in Instrument Number 20040204-0013871; and the same property previously conveyed to M. Shane Stone and wife, Tammy L. Stone by Warranty Deed from Shirley Rion Thomas and husband James H. Thomas, Jr., dated 5/21/94 and recorded 5/25/94 in Book 9356, Page 850, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1400 Riverside Drive, Old Hickory, TN 37138.

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

Dated this the 25th day of January, 2012.

M. Shane Stone

Ladeane Stone

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **M. Shane Stone and Ladeane Stone** 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 and official seal at Gallatin, Tennessee this 25th day of January, 2012.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10-23-12