NEW OWNER:

Vivian Rouse
1016 Blairfield Avenue
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

Map 174
Group 11-0-A
Parcel 004.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 11-0660

BILL GARRETT, Davidson County
Trans:T20120009990 DEEDWARR
Recvd: 02/09/12 11:23 2 pgs
Fees:13.00 Taxes:545.75
20120209-0011664

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty Seven Thousand Five Hundred and 00/100 Dollars ($147,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER and BOBBY BEADLE, tenants in common** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **VIVIAN ROUSE,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 4, on the Subdivision Plat of Cane Ridge Farms, Phase One, as shown by plat appearing of record in Instrument No. 20000825-0083988, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jimmy Comer and Bobby Beadle, as tenants in common, by Substitute Trustee's Deed from Rodney M. Scott, Substitute Trustee, dated March 31, 2010 and recorded in Instrument Number 20100408-0026714, Register's Office for Davidson County, Tennessee.

This is improved property known as 1016 Blairfield Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of February, 2012.

JIMMY COMER

BOBBY BEADLE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JIMMY COMER AND BOBBY BEADLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 7th day of February, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$147,500.00.**

AFFIANT

Sworn to and subscribed to before me this 7th day of February, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY