Record and Return
Tennessee Title Services
6 Cadillac Dr S-100
Brentwood, TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0069

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Larry Drake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of February, 2012

Robin S. Edwards
Notary Public
Commission Expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120010973 DEEDWARR
Recvd: 02/14/12 10:45 2 pgs
Fees:13.00 Taxes:59.20
20120214-0012847

Address of New Owner	Send Tax Bills To:	Map & Parcel
Larry Drake P.O. Box 100731 Nashville, TN 37210	New Owner	093-16-0-014.00

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,

HomeTrust Partners

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

Larry Drake

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 No. 84 in Maury & Claiborne's addition to South Nashville, of record in Book 21, page 84 and 85, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Said Lot No. 84 fronts 35 feet on the westerly side ofClaiborne and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to HomeTrust Partners by Quitclaim Deed from Tim Dansby of record in Instrument No. 20120214-0012846, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Tim Dansby, by Warranty Deed, from HomeTrust Partners, of record in Instrument # 20100726-0058369, Register's Office for Davidson County, Tennessee, dated June 8, 2010 and recorded July 26, 2010.

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: 116 Claiborne Street, Nashville, TN 37210.

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 10th day of February, 2012.

HomeTrust Partners

BY: William Chandler McCullough,
Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared William Chandler McCullough with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Partner of HomeTrust Partners, a Tennessee general partnership and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal at office this 10th day of February, 2012.

Notary Public

Commission Expiration: 2/4/2015

(Notary Seal)

