BILL GARRETT, Davidson County
Trans:T20120011096 DEEDWARR
Recvd: 02/14/12 13:31 2 pgs
Fees:13.00 Taxes:380.73
20120214-0012964

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $102,900.00

Affiant

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me, this 10 day of February, 2012.

Notary Public
My commission expires:

06-1201-74518

Address of New Owner:	Send Tax Bills to:	Tax Information
William E. DeLa Cruz 304 Shoppe Court Antioch TN 37013	William E. DeLa Cruz 304 Shoppe Ct. Antioch, TN 37013	150-11-0-091.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Peter Hough and wife, Paula Hough, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William E. DeLa Cruz, hereinafter called the Grantees, their successors 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. 146, on the Plan of Section Two, Towne Village of the Country, of record in Plat Book 5200, Page 176 & 177, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Hough and Paula Hough by deed from Deutsche Bank National Trust Company as Trustee for Novastar Mortgage Funding Trust, Series 2007-1, dated January 13, 2011, recorded February 1, 2011, of record in Instrument No. 20110201-0008721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 304 Shoppe Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10 day of February, 2012.

Peter Hough

Paula Hough

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peter Hough and Paula Hough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 10th day of February, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15