Box 13
#16821

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $94,900.00

Affiant

Subscribed and sworn to before me, this 12th day of March, 2012.

Notary Public
My commission expires:

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

05-1203-65499

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald E[redacted] Wynn	PrimeLending, A PlainsCapital Co.	165-13-0-A-137
3917 Pepperwood Drive	18111 Preston Rd Ste 900	
Antioch TN 37013	Dallas, Tx 75252	

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, Joan E. Hornidge, sole heir at law and personal representative of the estate of Patricia Marie Miller, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald E[redacted] Wynn, 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. 451, on the Plan of Peppertree Forest, Section 10, of record in Plat Book 7900, Page 938, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patricia M. Miller by deed from Allen Earps and wife, Betty Earps, dated July 20, 1995, recorded July 21, 1995 in Book 9736, Page 707, Register's Office for Davidson County, Tennessee. Patricia Marie Miller having since died December 22, 2009, intestate, leaving Joan E. Hornidge as her sole heir at law and personal representative as set forth in the Probate Court Clerks Office for Davidson County, Tennessee, Docket No. 10P302.
>
> 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 3917 Pepperwood Drive, 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.

BILL GARRETT, Davidson County
Trans:T20120022099 DEEDWARR
Recvd: 03/27/12 10:32 2 pgs
Fees:13.00 Taxes:351.13
20120327-0025907

WITNESS my hand this 12 day of March, 2012.

Joan E. Hornidge

STATE OF New Jersey
COUNTY OF Bergen

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

Witness my hand in Paramus, NJ, this 12 day of March, 2012.

Notary Public

My Commission expires 2/6/17

DANIEL ROBERT LYNCH
Notary Public
State of New Jersey
My Commission Expires Feb 6, 2017