Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 29th day of March, 2012.

Notary Public
My commission expires: 11/22/14

04-1203-54262

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael P. Hibner	Primary Residential Mortgage,	176-01-0 004.00
4621 Rockland Trail	4750 W. Wiley Post Way, Ste 200	
Antioch TN 37013	Salt Lake City, UT 84116	

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, Ryan C. McCray, an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael P. Hibner, an unmarried man, 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. 47, on the Plan of Hickory Woods Estates, Section A, of record in Plat Book 6900, Page 511, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dwight Anton Wall, an unmarried man, by deed from John A. Barney and wife, Lalli M. Barney, dated March 7, 2008 and recorded March 11, 2008, of record in Instrument No. 20080311-0024408, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association, its successors and assigns by Trustee's Deed from Shellie Wallace, Successor Trustee, dated May 14, 2009 and recorded May 19, 2009, of record in Instrument No. 20090519-0046119, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ryan C. McCray, an unmarried man, by deed from Federal National Mortgage Association, dated June 24, 2009 and recorded July 2, 2009, of record in Instrument No. 20090702-0061627, 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 4621 Rockland Trail, 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:T20120023560 DEEDWARR
Recvd: 04/02/12 10:53 2 pgs
Fees:13.00 Taxes:462.13
20120402-0027522

WITNESS my hand this 29th day of March, 2012.

Ryan C. McCray

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan C. McCray, 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 Smyrna, TN, this 29th day of March, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

