BILL GARRETT, Davidson County
Trans:T20120024577 DEEDWARR
Recvd: 04/04/12 13:21 2 pgs
Fees:13.00 Taxes:125.80
20120404-0028756

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0212

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of March, 2012

Notary Public
Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Larry Drake 112 Claiborne Street Nashville, TN 37210	New Owner 8100 Hwy 70 So. Nashville, TN 37221	093-16-0-012.00

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 Number 86 on the map of Maury & Claiborne's addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to HomeTrust Partners by Quitclaim Deed from Tim Dansby dated 7/5/11 and recorded 7/12/11 in Instrument Number 20110712-0053224; and the same property previously conveyed to Tim Dansby by Warranty Deed from HomeTrust Partners dated 8/2/10 and recorded 8/9/10 in Instrument Number 20100809-0062471; and the part of the same property previously conveyed to HomeTrust Partners by Trustee's Deed from Chan McCullough, Trustee, dated 2/23/09 and recorded 2/23/09 in Instrument Number 20090223-0015435, Register's Office for Davidson County, Tennessee.

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: 112 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 28th day of March, 2012.

, partner

HomeTrust Partners
By: William Chandler McCullough

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/herself to be the Partner of HomeTrust Partners, the within named bargainor, a corporation, and that he/she as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Partner.

Witness my hand and official seal at office this 28 day of March, 2012.

Notary Public

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Commission Expiration: