BILL GARRETT, Davidson County
Trans:T20120049937 DEEDWARR
Recvd: 07/06/12 12:34 2 pgs
Fees:13.00 Taxes:495.80
20120706-0059606

Prepared By & ~~Return To:~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0532

Return To
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of June, 2012

Notary Public
Commission Expires: 2/18/13

SHERI L. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. FEBRUARY 18, 2013

Address of New Owner:	Send Tax Bills To:	Map & Parcel
Michael B. Bouser 916 Norwalk Drive Nashville, TN 37214	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	108.04-127

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,

Danielle C. Hinkle, now known as Danielle Hinkle Schroeder

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

Michael B. Bouser, a single person and Sherry L. James, a single person

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. 314 on Larchwood, Section 6, of record in Book 6250, Page 235, Register's Office for said County, to which plan reference is made for a more complete description,

Being the same property conveyed to Danielle C. Hinkle, a married woman, by Quitclaim Deed from Colby Schroeder and Danielle C. Hinkle, husband and wife, dated April 18, 2006, filed for record on July 26, 2006 in Instrument Number 20060726-0089807, Register's Office for Davidson County, Tennessee. Danielle C. Hinkle and Danielle Hinkle Schroeder are one and the same person.

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: 916 Norwalk Drive, Nashville, TN 37214.

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 29th day of June, 2012.

Danielle Hinkle-Schroeder
Danielle C. Hinkle
now known as Danielle Hinkle Schroeder

STATE OF Florida
COUNTY OF Lafayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danielle C. Hinkle** now known as Danielle Hinkle Schroeder with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Thursday ~~Friday~~ this 29th day of June, 2012.

Michelle I. Hinkle
Notary Public
My Commission Expires: 02/05/2014

Notary Public State of Florida
Michelle I Hinkle
My Commission DD941791
Expires 02/05/2014

(Notary Seal)