Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0113HV

Mail to

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

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

Notary Public
Commission Expires: 2/16/2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Trena Washum 569 Pueblo Drive Madison, TN 37115	Primelending 18111 Preston Rd Dallas TX 75252	052-08-0-045.00

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,

Janet Murphy, an unmarried person

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

Trena Washum and husband, LaKeith Washum

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 "C" on the Plan of Reserve Parcel "C" Sequoia Valley, Section One, as of record in Plat Book 3700, Page 81, further in Plat Book 6050, Page 582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Janet Murphy, a single woman, by Quitclaim Deed from Keith Murphy dated 4/1/05 and recorded 4/5/05 in Instrument Number 20050405-0037075; and the same property previously conveyed to Keith Murphy by Quitclaim Deed from Alma Louise Jenkins Clemons dated 6/23/99 and recorded 6/24/99 in Book 11541, Page 848; and previously conveyed to Alma Louise Jenkins Clemons by Warranty Deed from J.C. Carter dated 7/31/98 and recorded 8/5/98 in Book 11053, Page 177, 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: 569 Pueblo Drive, Madison, TN 37115.

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

BILL GARRETT, Davidson County
Trans:T20120050113 DEEDWARR
Recvd: 07/09/12 09:12 2 pgs
Fees:13.00 Taxes:362.60
20120709-0059843

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.

Janet D Murphy
Janet Murphy

STATE OF ~~NORTH~~ SOUTH CAROLINA
COUNTY OF Aiken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet Murphy** 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 Aiken, ~~North~~ South Carolina this 29th day of June, 2012.

Cynthia M Counts
Notary Public
My Commission Expires: 1-26-2019

(Notary Seal)

CYNTHIA M. COUNTS
NOTARY
My Comm. Expires
January 26, 2019
PUBLIC
SOUTH CAROLINA