Record and Return
Tennessee Title Services
131 Saundersville Rd S212
Hendersonville, TN 37075

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 150030283.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Paul B. Haddix and Kathleen A. Haddix
3924 Hillshire Drive
Antioch, TN 37013

SEND TAX BILLS TO:
PrimeLending, a PlainsCapital Company
1811 Preston Rd., Ste 900
Dallas, TX 75252

BILL GARRETT, Davidson County
Trans:T20120051832 DEEDWARR
Recvd: 07/13/12 13:51 2 pgs
Fees:13.00 Taxes:584.60
20120713-0061826

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BILLIE ST. AUBIN, UNMARRIED** "Grantor(s)" have this day bargained and sold and does hereby transfer and convey unto **PAUL B. HADDIX AND WIFE, KATHLEEN A. HADDIX** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 594, on the Plan of Kensington of Priest Lake, Section 2, as shown by plat appearing of record in Plat Book 6250, page 592-593, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Billie St. Aubin by Warranty Deed from Martha A. Snyder, dated January 31, 1997, appearing of record in Book 10341, page 95, of the Register's Office of Davidson County, Tennessee. Billie J. St. Aubin and Billie St. Aubin is one and the same person.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6250, page 592-593, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 3924 Hillshire Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of July, 2012.

Billie J. St. Aubin by Joan V. Goodrich as her attorney in fact

Billie J. St. Aubin by Joan V. Goodrich as her attorney in fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Joan V Goodrich**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of **Billie J. St. Aubin**, one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said **Billie J. St. Aubin** and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same **Billie J. Aubin**, and of record in Instrument Number 20100617-0047179 of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 9th day of July, 2012

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Annemarie Cain

NOTARY PUBLIC
My Commission Expires: 2-17-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $158,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of July, 2012

Kim Gillespie

NOTARY PUBLIC

My Commission Expires: 10-23-12

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY