BILL GARRETT, Davidson County
Trans:T20120060342 DEEDWARR
Recvd: 08/14/12 10:23 2 pgs
Fees:13.00 Taxes:443.63
20120814-0072528

This instrument prepared by:
and return to:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of August, 2012, by and between Mark Nobles, Trustee of The Roxanne Investment Trust,, party of the first part, and Quincey M Bennett, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT #193 ON THE PLAN OF BROOK-VIEW-ESTATES, SECTION II, AS OF RECORD IN BOOK 4460 AT PAGE 163, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being all or part of the same property conveyed to Roxanne Investment Trust by virtue of that certain Quit Claim Deed dated August 24, 2011, at Instrument No. 20110825-0065725 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee of the Roxanne Investment Trust
Mark Nobles, Trustee of The Roxanne Investment Trust

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mark Nobles, Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of August, 2012.

Notary Public

Matt Jarboe
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 9-23-14

My Commission Expires:
09-23-2014

Property Owner & Address: Quincey M Bennett

621 Roxanne Drive
Antioch, TN 37013

Tax Parcel No 16210018800

Property Address: 621 Roxanne Dr
Antioch, TN 37013

MAIL TAX
BILLS TO: Regions Bank

2050 Parkway Office Circle,
Birmingham, AL 35244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $119,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of August, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20120530