Prepared by: RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $94,500.00

Affiant

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 22nd day of August, 2012.

Notary Public
My commission expires: April 12, 2015

04-1204-54297

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ilene D. Breece | PrimeLending | 149-05-0-A |
| 227 Pepper Ridge Circle | 18111 Preston Rd., Ste 900 | 227.00CO |
| Antioch TN 37013 | Dallas, TX 75252 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ann Carney, Successor Trustee of the Barney E. and Dorothy J. Samples Trust Dated October 13, 1998, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ilene D. Breece, unmarried, hereinafter called the Grantees, their successors 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 Unit No. 227, on the Plan of Phase Six, Pepper Ridge Condominiums, of record in Plat Book 8250, Page 239, and Annexation in Book 9155, Page 806, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barney E. Samples and wife, Dorothy Samples by deed from Blanche R. Coleman dated July 29, 1999 recorded August 4, 1999 of record in Book 11606, Page 137, said Register's Office.

Being further conveyed to Barney E. Samples or Dorothy J. Samples, Trustee or Successor Trustee(S) of the Barney E. and Dorothy J. Samples Trust Dated October 13, 1998, a Revocable Living Trust subject to reservation of the Life Estate in Barney E. Samples and wife, Dorothy J. Samples by Quitclaim Deed from Barney E. Samples and wife, Dorothy J. Samples dated April 6, 2000 recorded April 26, 2000 of record in Instrument No. 20000426-0041376. Dorothy J. Samples having since died. The Estate of Dorothy J. Samples of record in Docket # 11P901 office of the Davidson County Probate Count Clark, Mary Ann Carney Executrix.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 227 Pepper Ridge Circle, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

BILL GARRETT, Davidson County
Trans:T20120064070 DEEDWARR
Recvd: 08/27/12 15:37 2 pgs
Fees:13.00 Taxes:349.65
20120827-0077139

WITNESS my hand this 28th day of August, 2012.

Ann Carney, Successor Trustee of the Barney E. and Dorothy J. Samples Trust Dated October 13, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ann Carney, Successor Trustee of the Barney E. and Dorothy J. Samples Trust Dated October 13, 1998, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in their capacity and for the purposes therein contained.

Witness my hand in Smyrna, Tennessee, this 28th day of August, 2012.

Notary Public at Large

My Commission Expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON