Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hermitage, TN 37076
File No. 12-0621T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00.**

Affiant

BILL GARRETT, Davidson County
Trans:T20120070225 DEEDWARR
Recvd: 09/18/12 10:45 2 pgs
Fees:13.00 Taxes:388.50
20120918-0084695

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of September, 2012.

Notary Public
Commission Expiration:

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Debra Hedges
901 Jones Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Peoples Home Equity
2203 McKinley Rd, Ste 130
Johnson City, TN 37604

MAP-PARCEL:
04415021300

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, We,

Mark R. Gragg and wife, Shoshaunna Gragg

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

Debra Hedges, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 216 of Section A, on the plan of E. I. duPone de Nemours and Company's Subdivision, as shown on plan of record filed in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark R. Gragg and wife, Shoshaunna Gragg, by Warranty Deed dated August 31, 2006 from Mary Inez McCain Roeser, sole heir, and filed of record on September 1, 2006 in Instrument No. 20060901-0108266, 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 source of title shown above.

This is **improved** property known as: **901 Jones Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Witness my hand this 13 day of September, 2012.

Mark R. Gragg

Shoshaunna Gragg

STATE OF Delaware
COUNTY OF Sussex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark R. Gragg and Shoshaunna Gragg** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee this 13th day of September, 2012

JOHN A. BARRETT
Notary Public
State of Delaware
My Commission Expires on Nov 3, 2013

Notary Public
Commission Expiration: Nov 3, 2013