Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me this 14th day of September, 2012

Notary Public
My commission expires: 3.21.2016

KRISTIN SELPH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Frank Verdun 2409 Vaulx Lane Nashville, TN 37204	New Owner 2823 Scoville Lane Spring Hill, TN 37174	11801039600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard N. Tiller and wife, Marva P. Tiller,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Frank Verdun, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plat of Edgar C. Allen's Subdivision of Lot 7 in the W. W. Henry's Tract, as of record in Book 974, page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Cash and wife, Beatrice Cash, a life estate with the remainder to Richard N. Tiller, by Quitclaim deed dated December 10, 1979 and recorded in Book 5541, page 699, Register's Office for Davidson County, Tennessee. James E. Cash and wife, Beatrice Cash are now deceased.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2409 Vaulx Lane, Nashville, TN 37204

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120070251 DEEDWARR
Recvd: 09/18/12 11:19 2 pgs
Fees:13.00 Taxes:518.00
20120918-0084729

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 the 14th day of September, 2012.

Richard N. Tiller

Marva P. Tiller

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 **Richard N. Tiller and Marva P. Tiller,** the bargainor(s), 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 Franklin, Tennessee, this the 14th day of September, 2012.

Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012092251