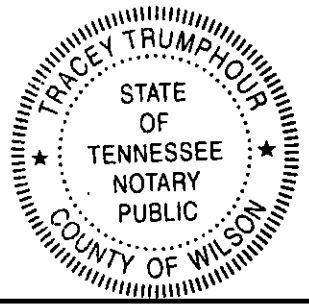
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey K. McGee	First Community Mortgage, Inc	075-11-0 074.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
637 Mercer Drive	275 Robert Rose Dr	Trans:T20120070555 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/19/12 10:12 2 pgs
Hermitage, TN 37076	Murfreesboro, TN 37129	Fees:13.00 Taxes:425.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20120919-0085028

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sandra L. Draper and husband, Gregory A. Draper**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey K. McGee and Jere A. McGee, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 397, on the Plan of Section 3, HIGHLANDS OF TULIP GROVE, as shown by plat appearing of record in Plat Book 4675, Page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sandra L. Draper and husband, Gregory A. Draper by Warranty Deed from Clarice M. Burkhart, dated December 23, 1999, and filed for record on January 11, 2000, in Instrument 200001110003527, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 4675, Page 140, Register's Office of said County.

Restrictions of record in Book 4793, Page 157, as amended of record in Book 4849, Page 767, Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 321 and Book 6017, Page 179, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 637 Mercer Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 our hands this 17th day of September, 2012.

Sandra L. Draper

Gregory A. Draper

State of Tennessee
County of Wilson

Personally appeared before me Sandra L. Draper and Gregory A. Draper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of September, 2012.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122