This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 14 day of AUGUST, A.D., 20 12, by and between

Joel D. Pederson, unmarried,

First Parties, and

CAROL A. GRAVES, UNMARRIED

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

BEING ALL OF LOT NO. 4, AS SHOWN ON THE PLAN OF OLD HICKORY COMMONS, SECTION 1, FILED FOR RECORD AS INSTRUMENT NUMBER 20080220-001677, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOEL D. PEDERSON, UNMARRIED, BY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, RECORDED ON NOVEMBER 29, 2010, OF RECORD IN INSTRUMENT NO. 20101129-0094517 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

OWNER:
CAROL A. GRAVES
1422 SPRUCEDALE DR.
ANTIOCH, TN 37013

RESPONSIBLE TAXPAYER:
PRIMELENDING
18111 PRESTON RD
DALLAS, TX 75252

BILL GARRETT, Davidson County
Trans:T20120074842 DEEDWARR
Recvd: 10/03/12 09:12 3 pgs
Fees:18.00 Taxes:514.30
20121003-0090245

MAP & PARCEL
~~GLI #~~ 175-02A-004.00 CO.

MR-BR-10305-02567

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Joel D. Pederson

✓STATE OF Florida
COUNTY OF Duval

Personally appeared before me, Joel D. Pederson, unmarried, 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, at office, this 14 day of August, 2012.

✓Heather Sherrod Notary Public

My Commission Expires: May 30, 2016

HEATHER SHERROD
MY COMMISSION # EE 203652
EXPIRES: May 30, 2016
Bonded Thru Budget Notary Services

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 139,000.00 Affiant Carol A. Clawson.

Subscribed and sworn to before me this 14 day of August, 2012.

My Commission Expires: 10.11.15

Notary Public

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

After Recording Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

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