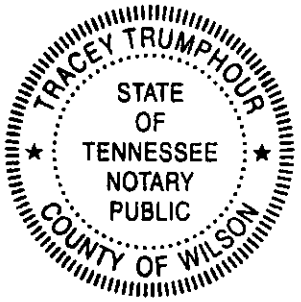
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

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

Patricia McDermott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2012.

Tracey Trumphour
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
Patricia McDermott	Peoples Home Equity	07412012200
(NAME)	(NAME)	
201 Bonnalynn Drive	5205 Maryland Way, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120078586 DEEDWARR
Recvd: 10/16/12 12:40 2 pgs
Fees: 13.00 Taxes: 425.50

20121016-0094772

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, **Robert Adger Addis and Steven Duncan Addis, devisees under The Last Will and Testament of Geneva Duncan Addis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Patricia McDermott, an unmarried woman**, 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 Lot No. 185 on the Plan of Section Two (Revised) Hermitage Hills, as of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles W. Addis and wife, Geneva D. Addis by Deed dated August 31, 1972 from Thomas E. Selley, unmarried as recorded in Book 4633, Page 378, Register's Office for Davidson County, Tennessee. The said Charles W. Addis died on September 29, 2007 leaving Geneva D. Addis the sole tenant by the entirety. The said Geneva D. Addis died on April 2, 2012 devising subject property to Robert Adger Addis and Steven Duncan Addis as evidenced in the Order Admitting Will to Probate for Muniment of Title to Real Property recorded in Instrument No. 20120911-0082312, Register's Office for Davidson County, Tennessee, and also filed under Docket 12P114, Davidson County Probate Court Clerk's Office.

Real Property Taxes for the year 2012 and subsequent years, a lien not yet due and payable.

All matters as set forth on the plat of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.

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 201 Bonnalynn Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10086
SMG TN Warranty Deed

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 12th day of October, 2012.

Robert Adger Addis

Robert Adger Addis
devisee under The Last Will and Testament of Geneva Duncan Addis

Steven Duncan Addis

Steven Duncan Addis
devisee under The Last Will and Testament of Geneva Duncan Addis

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Adger Addis and Steven Duncan Addis with whom I am personally acquainted and who upon their oath acknowledged themselves to be the devisees of The Last Will and Testament of Geneva Duncan Addis the within named bargainer, and that, Robert Adger Addis and Steven Duncan Addis as such devisees, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Robert Adger Addis and Steven Duncan Addis as such devisees.

Witness my hand and Official seal this 12th day of October, 2012.

Notary Public
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