Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0079HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2012

Tracey Perry
Notary Public
Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tiffany Rice 5737 Murphywood Crossing Antioch, TN 37013	Fidelity Bank d/b/a Fidelity Bank Mortgage 3 Corporate Square, 7th Floor Atlanta, GA 30329	16413017200

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, I/WE,

Bethany Hook, unmarried

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

Tiffany Rice, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 162, Asheford Crossing, Section Three, as shown on plat of record in Plat Book 9700, page 545, in the Register's Office, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Bethany Hook by deed from Harold Eugene Jones, III and wife, Kim Marie Jones, of record in Instrument No. 20081008-0102171, in the Register's Office for Davidson County, Tennessee, dated 09/23/2008, recorded 10/08/2008.

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 resource of title shown above.

This is improved property known as: 5737 Murphywood Crossing, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120080935 DEEDWARR
Recvd: 10/24/12 15:34 2 pgs
Fees:13.00 Taxes:462.50
20121024-0097672

Dated this the 17th day of October, 2012.

Bethany Hook

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Bethany Hook
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of October, 2012.

Notary Public
My Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)