Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120082901 DEEDWARR
Recvd: 10/31/12 11:15 2 pgs
Fees:13.00 Taxes:832.50
20121031-0099950

02-1210-48107

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2012.

Notary Public
My commission expires: 08/23/2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Thomas Mecca 308 Hollow Tree Court Nashville TN 37221	Franklin American Mortgage Co. 501 Corporate Centre Dr., Ste 400 Franklin, TN 37067	155-08-0-A-062.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carly Kiggins and David Kiggins, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua Thomas Mecca and Abbey Marie Mecca, husband and wife, hereinafter called the Grantees, their successors 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. 62, on the Plan of Phase 1 of Poplar Creek Estates, of record in Book 6250, Page 647, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Carly Kiggins and David Kiggins, wife and husband by deed from Mark Johnson and wife, Holley Johnson, dated May 12, 2011, recorded May 24, 2011, of record in Instrument No. 20110524-0039782, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 308 Hollow Tree Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 my hand this 29th day of October, 2012.

Carly Kiggins

David Kiggins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carly Kiggins and David Kiggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this ~~30th~~ 29th day of October, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

1/13/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON