NEW OWNER:

Dawn Mitchell
1007 Drummond Dr.
Nashville, TN 37211

SEND TAX BILLS TO:
Real Estate Mortgage Network
499 Thornall Street, 2nd Floor
Edison, NJ 08837

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0876

Map 119
Group 16-0
Parcel 022.00

BILL GARRETT, Davidson County
Trans:T20120090810 DEEDWARR
Recvd: 11/29/12 08:36 3 pgs
Fees:18.00 Taxes:454.73
20121129-0109446

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Two Thousand Nine Hundred and 00/100 Dollars ($122,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VICKIE RIGGAN** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DAWN MITCHELL AND JERRY MITCHELL, HUSBAND AND WIFE** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 29 on the Plan of Battlewood, Section 3, as of record in Book 3300, Page 4, Register's Office for said County, described as follows:

BEGINNING on the northwesterly margin of Devon Lane at the corner of Lots No. 28 and 29; thence with the line between said two lots northwesterly 216.21 feet to a point in the eastern boundary line of a tract marker "Reserved Parcel "A"; thence with the eastern boundary line of Parcel "A", southwesterly 221.27 feet to the northeasterly margin of Drummond Drive; thence with the same southeasterly 165 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39.27 feet to the northwesterly margin of Devon Lane; thence with the same, northeasterly 141.68 feet to the beginning.

Being the same property conveyed to Larry W. Hickerson and Vickie Riggan, by Quitclaim Deed from Larry W. Hickerson dated November 12, 1992 of record in Record Book 8787, Page 38, Register's Office for Davidson County, Tennessee. Further reference in Warranty Deed of record in Book 6473, Page 566, Register's Office for Davidson County, Tennessee. Larry W. Hickerson is deceased leaving Vickie Riggan as surviving tenant by the entirety.

This is IMPROVED property known as 1007 Drummond Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of November, 2012.

VICKIE RIGGAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, VICKIE RIGGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 20th day of November, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$122,900.00.**

AFFIANT

Sworn to and subscribed to before me this 20th day of November, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY