Please Record and Return To: Signature Title Services, LLC 505 East Main Street Hendersonville, TN 37075 BILL GARRETT, Davidson County Trans:T20120092842 DEEDWARR Recvd: 12/05/12 10:29 2 pgs Fees:13.00 Taxes:617.90 20121205-0111853	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater, for this transfer is 167,000.00 Sarah Y Rucker Affiant Subscribed and sworn to before me, this 30th day of November, 2012. Notary Public My commission expires: 8-2014 MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SARAH Y RUCKER	**PINNACLE NATIONAL BANK**	**033030B02200CO**
130 TRELLIS WAY	**150 THIRD AVE SOUTH, STE 900**	
GOODLETTSVILLE, TN 37072	**NASHVILLE, TN 37201**	

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 ACKNOWLEDGE, WE,

SHELTON ALSTON and TOIE A ALSTON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARAH Y RUCKER, AN UNMARRIED PERSON

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. 65 on the plan of Dry Creek Farms, Section 2 of record in Instrument No. 20)40421-0045040, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO SHELTON ALSTON AND TOIE A ALSTON, HUSBAND AND WIFE, BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION DATED 11/24/04 AND RECORDED ON 12/10/04 IN INSTRUMENT NO. 20041210-0147318, SAID REGISTER'S OFFICE FOR SAID COUNTY.

POWER OF ATTORNEY FOR SHELTON ALSTON RECORDED _____, OF RECORD IN INSTRUMENT NO. 20121205-0111852, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 130 TRELLIS WAY, GOODLETTSVILLE, TN 37072.

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 do 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 in 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 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/our hand(s) this 30th day of November, 2012.

Shelton Alston
By Toie A Alston, Attorney in fact

Shelton Alston
By Toie A. Alston, Attorney in Fact

Toie Alston

TOIE A ALSTON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **TOIE A. ALSTON,** to me known to be the person who executed the foregoing instrument on behalf of **SHELTON ALSTON,** as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **SHELTON ALSTON.**

Witness my hand and official seal this 30TH day of November, 2012.

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

Notary Public
My Commission Expires: 8-20-14

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, TOIE A ALSTON, the within named Grantors, 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, at office, this 30th day of November, 2012.

Notary Public

My Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014