(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Affiant

Subscribed and sworn to before me, this 16th day of November, 2012

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120096983 DEEDWARR
Recvd: 12/19/12 10:50 2 pgs
Fees:13.00 Taxes:629.00

20121219-0116862

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie A. Fly	Regions Bank d/b/a Regions Mortgage	146-12-0
(NAME)	(NAME)	(MAP)
5033 Montclair	2050 Parkway Office Circle RCN 6	037.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, John A. Loudermilk, Executor of The Estate of Carolyn J. Loudermilk, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Melanie A. Fly, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 460, on the Plan of Section Six, Crieve Hall Estates, of record in Plat Book 2331, page 2, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John W. Loudermilk and wife, Carolyn J. Loudermilk, by deed from George Arnold Gross and wife, Mable B. Gross, of record in Book 4255, page 307, Register's Office for Davidson County, TN. The said John W. Loudermilk and Carolyn J. Loudermilk having since died and John W. Loudermilk having predeceased Carolyn J. Loudermilk, vesting title in John A. Loudermilk, Executor of The Estate of Carolyn J. Loudermilk, with full power to sell property pursuant to Will of Carolyn J. Loudermilk, Docket No. 11P262, Probate Court Clerk's Office for Davidson County, Tennessee. John A. Loudermilk and Deborah Scheipmeier join in this conveyance as the heirs of Carolyn J. Loudermilk, to convey any interest they may have in the subject property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5033 Montclair, Nashville, Tennessee 37211

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 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 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 16th day of November, 2012.

John A. Loudermilk, Executor of The Estate of Carolyn J. Loudermilk

John A. Loudermilk, Individual

Deborah Scheipmeier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John A. Loudermilk, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Executor for The Estate of Carolyn J. Loudermilk, and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing for The Estate of Carolyn J. Loudermilk, as Executor.

Witness my hand and official seal at office at Brentwood, Tennessee on this 16th, day of November, 2012.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John A. Loudermilk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of November, 2012.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF FLORIDA
COUNTY OF Hardee

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Deborah Scheipmeier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Wauchula, Florida, on this the 14th day of November, 2012.

Notary Public

My Commission Expires:

THELMA HENDRIX
Commission # EE 072561
Expires March 20, 2015
Bonded Thru Troy Fain Insurance 800-385-7019