

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$115,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 17th DAY OF December, 2012.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-4-2013
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Tillman 916 Hermitage Ridge Hermitage, TN 37076	Bank of America, N.A. 4500 Amon Carter Blvd. Ft. Worth, TX 76155	Map & Parcel: 074-04-77.00

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, we,

Jeffrey Alan Carden and wife, Shirley Sue Carden

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael J. Tillman, 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. 58 on the plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Alan Carden and wife, Shirley Sue Carden by Deed from Teresa Evelyn Martin, unmarried dated February 28, 1997 of record in Book 10368, Page 472, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
2) Property is subject to flowage easement of record in Book 2242, Page 557 and Book 2275, Page 581, said Register's Office.
3) 2013 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **916 Hermitage Ridge, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 17th day of December, 2012.

Jeffrey Alan Carden

Shirley Sue Carden

BILL GARRETT, Davidson County
Trans:T20120098219 DEEDWARR
Recvd: 12/26/12 09:24 2 pgs
Fees:13.00 Taxes:425.50

20121226-0118378

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeffrey Alan Carden and wife, Shirley Sue Carden, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076