SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$83,500.00
X Brenda Janine Breeden
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF January, 2013.
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
Brenda Janine Breeden 6003 Baltic Drive Hermitage, TN 37076	Fifth 3rd Mortgage Co. 5001 Kingsley Drive Cincinnati, OH 45227	Map & Parcel: 086-01-25.00

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,

Evelyn M. Rindt, unmarried and Joanne F. Denton, married

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

Brenda Janine Breeden, 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. 117 on the Dodson Heights, as of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn M. Rindt, unmarried and Joanne F. Denton, married by Deed from Brenda L. Garcia dated June 30, 2009 of record in Instrument Number 20090706-0062415, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the Grantor herein.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6003 Baltic Drive, 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 9th day of January, 2013.

Evelyn M. Rindt
Evelyn M Rindt

Joanne F. Denton
Joanne F. Denton

BILL GARRETT, Davidson County
Trans:T20130003669 DEEDWARR
Recvd: 01/14/13 14:00 2 pgs
Fees:13.00 Taxes:308.95
20130114-0004365

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Evelyn M. Rindt, unmarried and Joanne F. Denton, married, with whom I am personally acquainted, (or who 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 9th day of January, 2013.

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