BILL GARRETT, Davidson County
Trans:T20130005726 DEEDWARR
Recvd: 01/22/13 10:51 2 pgs
Fees:13.00 Taxes:277.50

20130122-0006811

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1718

Property Address:
306 Lakebrink Drive, Nashville, TN 37214
96-16-A-25-CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jackie Lynn Hendrix**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Pete Youngman**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 20, LARCHWOOD, SECTION I, Phase 1B, as shown by Plat Book 6200, Page 171, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quitclaim deed from Jackie Hendrix, unmarried, dated January 20, 2011, and recorded January 25, 2011, in the Register of Deeds for the County of Davidson, as Document No. 20110125-0006901.

AND Further being the same property conveyed to Jackie Lynn Hendrix from Jackie Lynn Hendrix, Trustee for the Jackie Lynn Hendrix Revocable Living Trust by Quitclaim Deed dated December 18, 2012 of record in Instrument No. 20130122-0006810, Register's Office for Davdison County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of TN
County of Williamson
The actual consideration or value whichever is greater for this transfer is $75,000.00.

Suscribed and sworn to before me this 19th day of December, 2012.

Notary PUblic

My Comm. Expires: 5-5-15

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

WITNESS Grantor's hand this 19th day of December, 2012.

Jackie Lynn Hendrix {Seal}

Jackie Lynn Hendrix

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Jackie Lynn Hendrix the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2012.

My commission expires:
June 7, 2013

Notary Public

Jenny P. Johnson
Notary Public - State of Florida
My Commission Expires June 7, 2013
Commission Number is DD 795752

~~My Commission Expires:~~

~~Notary Public~~

Grantor's Name, Address, Phone:
Jackie Lynn Hendrix

Grantee's Name, Address, Phone:
Pete Youngman
306 Lakebrink Dr.
Nashville, TN 37214

SEND TAX STATEMENTS TO THE GRANTEE.