THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 268,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Vinett	GUARANTEED RATE, INC	MAP 129-11
937 Neuhoff Lane	3940 N. RAVENSWOOD	PARCEL 26
Nashville, TN 37205	CHICAGO, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, all of the **Heirs of Diane E. DeFreece, being Thomas C. DeFreece, Michael R. DeFreece, James R. DeFreece, Kenneth A. DeFreece and Margaret DeFreece Dean,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Vinett and wife, Erika Vinett**

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 number 171 on the Plan of Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ronald E. DeFreece and wife, Diane E. DeFreece by deed dated July 24, 1968 and recorded in Book 4254, page 530, said Register's Office. The said Ronald E. DeFreece died April 12, 2008, leaving Diane E. DeFreece as the survivor and sole owner. The said Diane E. DeFreece has since died. Under the terms of her Last Will and Testament [filed with the Probate Court for Davidson County, Tennessee, under Docket Number 12P-1499, the property was devised unto Kenneth A. DeFreece, Margaret DeFreece Dean, Thomas C. DeFreece, James R. DeFreece and Michael R. DeFreece.

This is improved real property with a mailing address of 937 Neuhoff Lane; Nashville, TN 37205

Map 129-11 parcel 26

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **937 Neuhoff Lane, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20130007738 DEEDWARR
Recvd: 01/29/13 10:50 2 pgs
Fees:13.00 Taxes:991.60
20130129-0009148

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 hands this the 27th day of January, 2013.

Heirs of Diane E. DeFreec

Kenneth A. DeFreece
Kenneth A. DeFreece

Thomas C. DeFreece by Kenneth A. DeFreece
Thomas C. DeFreece

James R. DeFreece by Kenneth A. DeFreece
James R. DeFreece

Margaret DeFreece Dean by Kenneth A. DeFreece
Margaret DeFreece Dean

Michael R. DeFreece by Kenneth A. DeFreece
Michael R. DeFreece

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth A. DeFreece** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of January, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth A. DeFreece** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Thomas C. DeFreece, Michael R. DeFreece, Margaret DeFreece Dean and James R. DeFreece**, as their Attorney in Fact, as the free act and deed of the within named **Thomas C. DeFreece, Michael R. DeFreece, James R. DeFreece and Margaret DeFreece Dean.**.

Witness my hand and official seal this the 27th day of January, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public