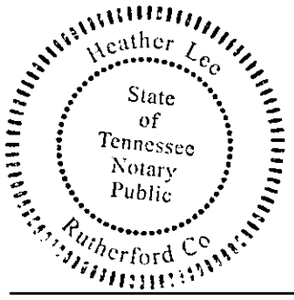
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,600.00

Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE ME~~, THIS THE 31st day of January, 2013.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130008979 DEEDWARR
Recvd: 02/01/13 10:36 2 pgs
Fees:13.00 Taxes:505.42
20130201-0010680

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

13001910

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Timmons Jr.	First Community Mortgage, Inc.	
(NAME)	(NAME)	041 15 0 043.00
1313 Bellshire Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(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, **Donna Lee Brewer, Robert Daniel Timmons, Darrell Wayne Timmons, Donald Ray Timmons, and David C. Timmons** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. Timmons Jr. and wife, Tawnia A. Timmons** 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:

Being all of Lot No. 406 on the plan of Plan of Bellshire Estates, Section "B" of record in Plat Book 2331, Page 128 & 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Orris Lee Timmons, Jr. and wife, Mary Lovell Timmons by Warranty Deed dated April 16, 1959 from Wright & Sadler, Inc., a Tennessee Corporation, of record in Book 2901, Page 363, Register's Office for Davidson County, Tennessee.

The said Orris Lee Timmons, Jr. having since died on August 10, 2010, leaving property vested in Mary Lovell Timmons as surviving tenant by the entirety.

The said Mary Lovell Timmons having since died on December 26, 2011, devising the subject property to Donna Lee Brewer, Robert Daniel Timmons, Darrell Wayne Timmons, Donald Ray Timmons and David Cliffe Timmons as heir sole heirs at law, as evidenced by her Will of record as Docket # 12P-78, Circuit Court, Probate Divison for Davidson County, Tennessee.

Upon oath, Donna Lee Brewer, Robert Daniel Timmons, Darrell Wayne Timmons, Donald Ray Timmons and David C. Timmons warranty, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

Upon oath, David C. Timmons warrants, covenants and certifies that he is one and the same person as David Cliffe Timmons.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

Improved Property known as: **1313 Bellshire Drive, Nashville, Tennessee 37207**

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 31st day of January, 2013.

Donna Lee Brewer

Robert Daniel Timmons

Darrell Wayne Timmons

Donald Ray Timmons

David C. Timmons

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Lee Brewer, Robert Daniel Timmons, Darrell Wayne Timmons, Donald Ray Timmons, and David C. Timmons 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 31st day of January, 2013.

Commission expires: 8-20-13

Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167