Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
12-0991

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$650,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF February, 2013.

Notary Public

Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Kenneth Ernest Little
Lynne Juliet Brodbeck-Little
1428 Old Hickory Blvd.
Brentwood, TN 37027

SEND TAX BILLS TO:
Everbank
301 W. Bay Street
Jacksonville, FL 32202

MAP-PARCEL:
15900019400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Rodney J. Tiedt

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Ernest Little and wife, Lynne Juliet Brodbeck-Little

HEREINAFTER CALLED THE GRANTEES, HIS 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. 3 on the Plan of Four Oaks Subdivision, as of record in Book 4675, page 120, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rodney J. Tiedt from Drew A. Freegel, Trustee of the Drew A. Kreegel Trust by deed dated 12/01/2003 filed for record on 12/02/2003 in Instrument No. 200312020173474, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **1428 Old Hickory Blvd., Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 4th day of February, 2013.

Rodney J. Tiedt

BILL GARRETT, Davidson County
Trans:T20130011953 DEEDWARR
Recvd: 02/12/13 10:10 2 pgs
Fees:13.00 Taxes:2405.00

20130212-0014288

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rodney J. Tiedt,** 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 Brentwood, Tennessee this 4th day of February, 2013.

Notary Public

Commission Expiration:

4/20/15

