Send Tax Statements To:
Wells Fargo Bank N.A.
2701 Wells Fargo Way
Minneapolis, MN 55467

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
James Rice
4540 Red Bark Ct
Antioch, TN 37130

From Information Furnished By

Map and Parcel 183-5-A/345CO
Account Number:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LISA A. LINDSEY AND GREGORY V. LINDSEY WIFE AND HUSBAND,**, has this day bargained and sold and does hereby transfer and convey unto, **JAMES E. RICE, JR., A MARRIED PERSON** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No.153, on the plan of Phase 3, Section 9, October Woods, according to plat and survey appearing of record in Instrument No. 200209160112495, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Lisa A. Lindsey and Gregory V. Lindsey, wife and Husband, by Warranty Deed from Yazidan Construction, Inc., a Tennessee Corporation, dated September 30, 2003, appearing of record in Instrument No. 20031010-0150995, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument No. Book 5047, page 661, and Book 5047, page 656; and to any and all matters shown on said plat and survey of record in Instrument No. 2002091600112495, all of said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130014635 DEEDWARR
Recvd: 02/21/13 13:15 3 pgs
Fees:18.00 Taxes:758.50
20130221-0017516

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JAMES RICE AND SONDRA RICE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8th day of February, 2013.

Lisa A. Lindsey

Gregory V. Lindsay 2/8/13

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Maury)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Lisa A. Lindsey and *Gregory V. Lindsey**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in ~~Antioch~~ Springhill, Tennessee, this the 8 day of February, 2013.

Sam L Grisham
NOTARY PUBLIC
My Commission Expires: 7-30-2014

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Lisa A. Lindsey

AFFIANT Gregory V. Lindsey

SWORN to and subscribed before me,
this 8 day of February, 2013.

Sam L Grisham

NOTARY PUBLIC
My Commission Expires: 7-30-2014

SAM L. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY