Realty Title and Escrow Co. INC.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2013.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 12-27-15
(AFFIX SEAL)

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Keith Rowell and Susan Lynn Rowell 924 Hermitage Ridge Hermitage, TN 37076	Peoples Home Equity 150 Seven Oaks Dr. Knoxville TN 37922	Map 074-04 Parcel 79.00

For and in 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,

Stanley D. Dickey and wife, Patricia A. Dickey

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Fred K. Rowell and Susan Rowell, husband and wife

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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 56 on the Plat of Hermitage Hills, Section 12, of record in Book 4675, Page 113 as revised in Book 4675, Page 125, Register's Office for said County.

Being the same property conveyed to Stanley D. Dickey and wife, Patricia A. Dickey by Deed from William H. Smithson & Sons, Inc. dated May 4, 1978 of record in Book 5285, Page 532, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for flowage of record in Book 2242, Page 557 and Book 2275, Page 581, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **924 Hermitage Ridge, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 4th day of March, 2013.

Stanley D. Dickey

Patricia A. Dickey

BILL GARRETT, Davidson County
Trans:T20130018275 DEEDWARR
Recvd: 03/06/13 09:29 2 pgs
Fees:13.00 Taxes:532.80
20130306-0022186

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Stanley D. Dickey and wife, Patricia A. Dickey, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076