BILL GARRETT, Davidson County
Trans:T20130036385 DEEDWARR
Recvd: 05/02/13 10:02 2 pgs
Fees:13.00 Taxes:932.40
20130502-0044129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 252,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2013.

Notary Public

My commission expires: _____

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ABBIE M RICE **JOSHUA A RICE**	**FIRST STATE BANK**	**07212028300**
1902 UPLAND DR	**7114 HWY 70 S, STE 105**	
NASHVILLE, TN 37216	**NASHVILLE, TN 37221**	

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 ACKNOWLEDGE, WE,

ROGER TUCKER, A SINGLE PERSON and PEGGY DANIEL, A SINGLE PERSON, AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA A RICE AND ABBIE M RICE, 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:

LOT NUMBER 148 ON THE PLAN OF BURCHWOOD GARDENS, SECTION II, OF RECORD IN PLAT BOOK 2900, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ROGER TUCKER A SINGLE PERSON AND PEGGY DANIEL, A SINGLE PERSON, AS TENANTS IN COMMON BY SPECIAL WARRANTY DEED FROM DEUTSCHE BANK TRUST COMPANY, DATED 11/15/2012 RECORDED ON 11/30/2012 IN INSTRUMENT NO. 20121130-0109801 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1902 UPLAND DR, NASHVILLE, TN 37216.

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 in 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 my/our hand(s) this 24th day of April, 2013.

ROGER TUCKER

PEGGY DANIEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROGER TUCKER and PEGGY DANIEL, the within named Grantors, 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, at office, this 24th day of April, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 201
COUNTY OF WILLIAMSON