BILL GARRETT, Davidson County
Trans:T20130046778 DEEDWARR
Recvd: 06/05/13 09:25 2 pgs
Fees:13.00 Taxes:2553.00
20130605-0056799

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #13-1163

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Richard A. Buck, and Laurel D. Buck**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Lee Rixie and Holly Gaines Rixie, Husband and Wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN Being Lot No. 15, on the Plan of Hemmingwood, Phases I, II, III and IV, of record in Plat Book 6900, pages 6, 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Richard A. Buck and wife Laurel D. Buck by deed from Ronald L. Huff and wife, Donna F. Huff, dated August 31, 2005, of record as Instrument No. 20050906-0106595, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 11 Abingdon Ct., 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

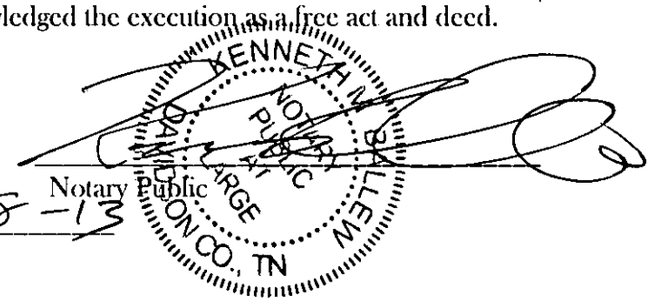
WITNESS THE EXECUTION HEREOF this 28th day of May, 2013.

Richard A. Buck

Laurel D. Buck

State of Tennessee)
County of Davidson)

On this 28th day of May, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard A. Buck and Laurel D. Buck, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

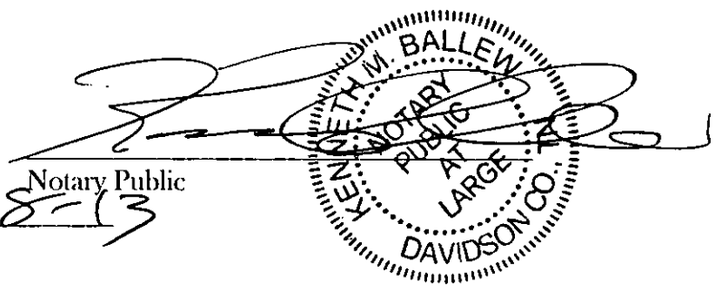
My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 690,000.00.

Laurel D. Buck
Affiant

Sworn and subscribed before me on this the 28th day of May, 2013.



Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert Rixie 11 Abingdon Ct. Brentwood, TN 37027	SVBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	160-11-A-15