(2)

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $350,000.00



Affiant

Subscribed and sworn to before me, this 18th day of July, 2013.

Notary Public
My commission expires: 03-07-17

02-1306-48564

Address of New Owner:	Send Tax Bills to:	Tax Information
Bruce W. Bardall 5017 Hammersmith Ct. Nashville TN 37211	Regions Bank DBA Regions Mortgage 2050 Parkway office Circle RCN 6 Birmingham, AL 35244	172-14-0-B-050.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Juanita Endsley Hobbs, Trustee of the Hobbs Family Revocable Living Trust Agreement dated January 13, 2011, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bruce W. Bardall and Belinda B. Bardall, hereinafter called the Grantees, their successors 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. 50, on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Hobbs and wife, Juanita E. Hobbs by deed from Michael Brunette and Stephanie S. Brunette, dated April 28, 2003, recorded May 6, 2003, of record in Instrument No. 20030506-0060439, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Juanita Endsley Hobbs, Trustee, Hobbs Family Revocable Living Trust Agreement dated January 13, 2011 by Quitclaim Deed from James R. Hobbs and wife, Juanita E. Hobbs, dated February 14, 2011, recorded March 25, 2011, of record in Instrument No. 20110325-0023216, Register's Office for Davidson County, Tennessee.

Juanita E. Hobbs is one and the same person as Juanita Endsley Hobbs.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5017 Hammersmith Ct., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130061760 DEEDWARR
Recvd: 07/19/13 11:36 2 pgs
Fees:13.00 Taxes:1295.00
20130719-0074963

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 18th day of July, 2013.

Juanita Endsley Hobbs, Trustee

Juanita Endsley Hobbs, Trustee,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juanita Endsley Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of July, 2013.

State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON