WARRANTY DEED

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 23 DAY July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.8.13

(AFFIX SEAL)

GREGORY LEE FAIRBROTHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires SEPT 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry G. Hiers & Tiffney R. Hiers	First Community Mortgage, Inc.	142-9-E-40.00 CO
(NAME)	(NAME)	
1240 General George Patton Rd.	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WILLIAM D. CASTLEMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY G. HIERS AND TIFFNEY R. HIERS, MARRIED,** 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 Davidson County, Tennessee, being Unit 1240, CARPORT 1240-C, RIVER PLANTATION, SECTION SEVEN, PHASE ONE, as shown on plat of record in Plat Book 5200, Pages 705 and 706 and Master Deed recorded in Book 6226, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Karim Janati Idrissi, married to William D. Castleman, unmarried as recorded on the 21st day of December, 2010 in Instrument No. 20101221-0101277 and Warranty Deed from Linda Sue Loper to Karim Janati Idrissi as recorded on the 12th day of October, 2005 in Instrument No. 20051012-0122966, in the Register's Office of Davidson County, Tennessee.

This is: Improved property, known as 1240 General George Patton Road (House Number) (Street) Nashville (P.O. Address) TN (City or Town) 37221 (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 hands this 23 day of July, 2013.

William D. Castleman

BILL GARRETT, Davidson County
Trans:T20130066673 DEEDWARR
Recvd: 08/05/13 09:17 2 pgs
Fees:13.00 Taxes:532.80

20130805-0081323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William D. Castleman, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of July, 2013.

Notary Public

My Commission Expires:
9.8.13

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013