Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $104,750.00

Affiant

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 5th day of August, 2013.

Notary Public
My commission expires: 12-27-15

06-1304-75137

Address of New Owner:	Send Tax Bills to:	Tax Information
Rick R. Thomas 806 Old Coach Place Hermitage TN 37076	NEW OWNERS	064-12-0-A-806.00-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, **Lillian H. Agee, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rick R. Thomas and M. Sue Thomas, husband and wife**, 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 Unit No. 806, on the Plan of Fox Run, First Revision - Part of Sec. 2, as established by the Master Deed of record in Book 5535, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Pages 92 and 95, and as shown on the plan of record in Book 5200, Page 357, 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 E. Agee and wife, Lillian H. Agee by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, dated August 28, 1981, recorded September 25, 1981, of record in Book 5798, Page 625, Register's Office for Davidson County, Tennessee. James E. Agee has since become deceased on January 15, 2012.

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 806 Old Coach Place, Hermitage, TN 37076

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.

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.

BILL GARRETT, Davidson County
Trans:T20130067450 DEEDWARR
Recvd: 08/06/13 13:59 2 pgs
Fees:13.00 Taxes:387.58
20130806-0082438

WITNESS my hand this 5 day of August, 2013.

Lillian H. Agee by Linda A. Gentry as Attorney-In-Fact
Lillian H. Agee by Linda A. Gentry as
Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Linda A. Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument on behalf of Lillian H. Agee as her attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20130806-0082437, Register's Office for Davidson County, Tennessee, and acknowledged that (s)he executed the same as the free act and deed of Lillian H. Agee as her Attorney-In-Fact.

Witness my hand this 5 day of August, 2013

Notary Public
State of Tennessee at Large

My Commission expires
12-27-15

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