Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0935

BILL GARRETT, Davidson County
Trans:T20130085984 DEEDWARR
Recvd: 10/04/13 10:57 2 pgs
Fees:13.00 Taxes:503.20
20131004-0104473

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF SEPTEMBER 2013.

Notary Public
Commission Expires: MY COMMISSION EXPIRES: 8-6-2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher C. Word 1013 Saddlestone Drive Hermitage, TN 37076	BancropSouth Mortgage 2798 W. Jackson St. Tupelo, MS 38801	086-12-0-096.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Shawn Patrick Rooney and Margo Ann Rooney, Trustees of The Rooney Family 2003 Living Trust, dated May 28, 2003

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher C. Word, an unmarried person

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 Lot No. 3, Rockwood Estates, as shown on plat of record in Instrument No. 20001013-0102078, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Shawn Patrick Rooney and Margo Ann Rooney, Trustees of The Rooney Family 2003 Living Trust, dated May 28, 2003, by Quitclaim Deed from Shawn Patrick Rooney, who acquired title as Shawn Rooney, and Margo Ann Rooney, who acquired title as Margo Rooney, dated 4/24/12 and recorded 4/30/12 in Instrument No. 20120430-0036784; and the same property previously conveyed to Shawn Rooney and wife, Margo Rooney, by Warranty Deed from Korrie L. Meisch, an unmarried person, dated 1/25/07 and recorded 2/1/07 in Instrument No. 20070201-0013302, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1013 Saddlestone Drive, 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 and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30, September, 2013

Shawn Patrick Rooney TR

Margo Ann Rooney TR

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shawn Patrick Rooney and Margo Ann Rooney, Trustees of The Rooney Family 2003 Living Trust, dated May 28, 2003** 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 and official seal at Brentwood, Tennessee this 30th day of September, 2013.

Notary Public
My Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)