BILL GARRETT, Davidson County
Trans:T20130087367 DEEDWARR
Recvd: 10/09/13 10:06 2 pgs
Fees:13.00 Taxes:547.60

20131009-0105997

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 $148,000.00

Affiant

Subscribed and sworn to before me, this 4th day of October, 2013.

Notary Public
My commission expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1308-75308

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald Mark Frieden, Jr. 4530 Baton Rouge Hermitage TN 37076	Peoples Home Equity 5205 Maryland Way Brentwood TN 37027	075-04-0-053.00

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, **William Hooper Rice and Betty Jean Rice, as devisees of the Estate of Vivion Hooper Rice, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ronald Mark Frieden, Jr.***, 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:* an unmarried man

Land in Davidson County, Tennessee, being Lot No. 287, on the Plan of Section Five, Tulip Grove, of record in Book 4175, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to V. H. Rice and wife, Mary R. Rice by deed from Della Rae Wells, dated February 22, 2013, recorded February 23, 1973, of record in Book 4683, Page 57, Register's Office for Davidson County, Tennessee. The said V. H. Rice and wife Mary R. Rice both having since died. Mary R. Rice having predeceased V. H. Rice. The estate of Vivion Hooper Rice is still open and filed in Docket No. 12P1650 Office of the Davidson County Probate Court Clerk. William Hooper Rice and Betty Jean Rice are Co-Executors of the estate of Vivion Hooper Rice, deceased.

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 4530 Baton Rouge, 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.

WITNESS my hand this 4 day of October, 2013.

William Hooper Rice

William Hooper Rice, devisee of the
Estate of Vivion Hooper Rice, deceased

Betty Jean Rice

Betty Jean Rice, devisee devisee of the
Estate of Vivion Hooper Rice, deceased

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Hooper Rice and Betty Jean Rice, devisees of the Estate of Vivion Hooper Rice, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacities stated and for the purposes therein contained.

Witness my hand this 4 day of October, 2013.

Tabatha Edwards

Notary Public
State of Tennessee at Large

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 11-3-15