WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $84,000.00.

Affiant

Subscribed and sworn to me on October 18, 2013.

NOTARY PUBLIC exp. 12/23/14

JULIE BERRYMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 23, 2014

BILL GARRETT, Davidson County
Trans:T20130093170 DEEDWARR
Recvd: 10/31/13 09:53 2 pgs
Fees:13.00 Taxes:310.80

20131031-0112986

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26949

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patricia H. Quinlan 113 Beech Forge Drive Antioch, TN 37013	NEW OWNER	163-11-B-059 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Peggy Massey, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Patricia H. Quinlan, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 59, on the Plan of Bell Forge Village, Section 4, Second Revision, as shown in Plat Book 6250, page 201, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Peggy Massey, single by Deed from Federal National Mortgage Association dated May 4, 2012, of record in Instrument No. 20120705-0058900, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Federal National Mortgage Association by Deed from Shellie Wallace, Successor Trustee dated August 17, 2011 of record in Instrument No. 20110824-0065345, Register's Office for Davidson County, Tennessee

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2014 and subsequent taxes are assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 113 Beech Forge Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on October 18, 2013.

Peggy Massey by Linda Yocca Her Attorney in Fact

Peggy Massey by Linda Yocca, Her Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Yocca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Peggy Massey, as her Attorney in Fact, as the free act and deed of the within named Peggy Massey. Witness my hand and official seal on October 18, 2013.

NOTARY PUBLIC

My Commission Expires: 7-7-2014

JOHN BARCROFT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2014