WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130104328 DEEDWARR
Recvd: 12/13/13 14:19 2 pgs
Fees: 13.00 Taxes: 293.04

20131213-0126467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LORI PURVEAR HANIGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires Dec. 6, 2016

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

ADDRESS NEW OWNER(S) AS FOLLOWS:		MAP-PARCEL NUMBERS
Dustin Pate	First Community Mortgage, Inc.	147-15-0-015.00.
(NAME)	(NAME)	
566 Highcrest Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **JOYCE ANN HAYES, HEIR AT LAW OF HENRY CLAIBORNE KING,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUSTIN PATE, UNMARRIED** 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(s) 48, as shown on the map entitled Whispering Hills, Section 1, of record in Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HENRY CLAIBORNE KING AND WIFE, MARGARET KING, by deed from A. S. RADER AND WIFE, MARY ELLEN RADAR, of record in Book 2591, page 531, dated August 16, 1956, said Register's Office. The said Margaret King having predeceased Henry Claiborne on or about November 26, 2003. The said Henry Claiborne having since died on or about May 31, 2011 leaving Joyce Ann Hayes, his Heir at Law referenced in Affidavit of Heirship of in Instrument No. 20130924-0100255, said Register's Office.

This is: Improved property, known as 566 Highcrest Drive (House Number) (Street) Nashville, TN 37211 (P.O. Address) (City or Town) (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 20 day of November, 2013.

Joyce Ann Hayes

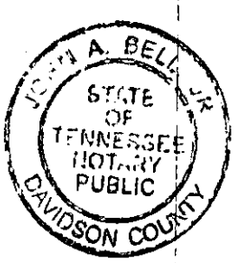
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Joyce Ann Hayes, 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 DAVIDSON, Tennessee, this 2nd day of Nov, 2013.

Notary Public

My Commission Expires:



My Commission Expires July 7, 2013