Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jennifer Rebecca Batten, an unmarried woman, has this day bargained and sold and does hereby transfer and convey unto Hannah E. Tillis, an unmarried woman, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 410, as shown on the map entitled Camden Woods, Phase II, of record in Plat Book 6900, Page 735, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer Rebecca Batten, by Special Warranty Deed from Old Republic National Title Insurance Company, a Minnesota Corporation, as Nominee, dated February 20, 2004 of record in Instrument Number 20040302-0023208, Register's Office for Davidson County, Tennessee.

This is improved property known as 212 Cahaba Cove, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Hannah E. Tillis, her heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 27th day of December, 2013.

Jennifer Rebecca Batten
Jennifer Rebecca Batten

BILL GARRETT, Davidson County
Trans:T20140000780 DEEDWARR
Recvd: 01/06/14 09:09 2 pgs
Fees:13.00 Taxes:518.00
20140106-0000988

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jennifer Rebecca Batten with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of December, 2013.

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/20/15

SUMNER COUNTY KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of December, 2013.

My Commission Expires: 10-2-17

NOTARY PUBLIC

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

Map & Parcel No.: 086-08-0-A-007.00

Name and address of new owner:
Send tax bills to:
Hannah E. Tillis
212 Cahaba Cove
Hermitage, TN 37076