(2)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00 Affiant Subscribed and sworn to before me, this 23rd day of January, 2014 Notary Public MY COMMISSION EXPIRES: 9/20/17 (AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Jo Peden		162-02-0
(NAME)	(NAME)	(MAP)
232 Willow Lane	NEW OWNER	119.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jennifer Springs, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Betty Jo Peden, an unmarried woman, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Springs, an unmarried woman, by Warranty Deed from William K. Rhodarmer and Cleo C. Greear, husband and wife, of record at Instrument No. 20090728-0070455, Register's Office for Davidson County, Tennessee, dated July 23, 2009 and recorded on July 28, 2009.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4113 Coleridge Drive, Antioch, Tennessee 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 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 my/our hand(s) this 23rd day of January, 2014.

Jennifer Springs by Jerry Witherington as Attorney-in-Fact

Jennifer Springs by Jerry Witherington as
Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20140005611 DEEDWARR
Recvd: 01/24/14 12:30 2 pgs
Fees:13.00 Taxes:488.40
20140124-0006779

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Jerry Witherington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Jennifer Springs, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jennifer Springs, the bargainor, by the said Jerry Witherington, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of January, 2014.

Notary Public

My Commission Expires: 9/20/17

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY