Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2014.

Notary Public
My commission expires: 5/30/2017

CHRISTINE MARIE WESTMAAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

04-1409-55289

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Timothy Jeffers<br>432 Scotts Creek Trail<br>Hermitage TN 37076 | Fifth Third Bank<br>5001 Kingsley Drive, Cincinnatti OH 45227 | 075-12-0-A-107.00-CO |

**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, Elizabeth Janzen-Drewitt and John Drewitt, as a married couple, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy Jeffers, 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:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Section Three, Phase I, Greer Meadows at Cedar Creek, of record in Instrument No. 20010920-0101748, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Janzen-Drewitt and John Drewitt, as a married couple by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated September 20, 2011, recorded September 26, 2011, of record in Instrument No. 20110926-0074171, Register's Office for Davidson County, Tennessee.

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 432 Scotts Creek Trail, 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.

BILL GARRETT, Davidson County
Trans:T20140073842 DEEDWARR
Recvd: 10/01/14 12:24 2 pgs
Fees:13.00 Taxes:444.00
20141001-0090590

WITNESS my hand this _____ day of September, 2014.

Elizabeth Janzen-Drewitt

John Drewitt

Canada
Manitoba (Province)
Consulate of the United Stated in Winnipeg (City)

Before me, a ~~consul (or chargo d'Affairs or Envoy Minister or Ambassador) of the United States of America accredited to Canada~~, duly commissioned and qualified, personally appeared Elizabeth Janzen-Drewitt to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of Sept, 2014.

Title: notary public

My commission expires:

SARAH GRAVELINES
BARRISTER, SOLICITOR
& NOTARY PUBLIC
200–1630 NESS AVENUE
WINNIPEG, MB R3J 3X1

SARAH GRAVELINES NOTARY PUBLIC MANITOBA

Canada
Manitoba (Province)
Consulate of the United Stated in Winnipeg (City)

Before me, a ~~consul (or chargo d'Affairs or Envoy Minister or Ambassador) of the United States of America accredited to Canada~~, duly commissioned and qualified, personally appeared John Drewitt to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of Sept, 2014.

Title: notary public

My commission expires:

SARAH GRAVELINES
BARRISTER, SOLICITOR
& NOTARY PUBLIC
200–1630 NESS AVENUE
WINNIPEG, MB R3J 3X1

SARAH GRAVELINES NOTARY PUBLIC MANITOBA