**RECORD AND RETURN TO:**
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 249,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2014.

Lura Brady
Notary Public

My commission expires: 8-27-18

BILL GARRETT, Davidson County
Trans:T20140076461 DEEDWARR
Recvd: 10/09/14 11:22 2 pgs
Fees:13.00 Taxes:921.30
20141009-0093735

**THIS INSTRUMENT WAS PREPARED BY**
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **DUSTIN LEE TICE**<br>**NATALIE TICE** | **SWBC MORTGAGE CORPORATION** | **181030A24900CO** |
| **7286 SANTEELAH WAY** | **9311 SAN PEDRO AVENUE, STE 100** | |
| **ANTIOCH, TN 37013** | **SAN ANTONIO, TX 78216** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**GAVIN S. DRAKE and JENNIFER B. DRAKE, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**DUSTIN LEE TICE and NATALIE TICE, husband and wife**

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 No, 78 on the Plan of Section One, Phase One, Addition to Indian Creek Estates, RS-10 Subdivision- Cluster Lot Option, a Planned Unit Development, of record in , Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO GAVIN S. DRAKE and JENNIFER B. DRAKE, husband and wife, BY WARRANTY DEED FROM LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION, DATED 06/30/2008 AND RECORDED ON 07/01/2008 IN INSTRUMENT NUMBER 20080701-0067823, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 7286 SANTEELAH WAY, 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 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 in 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 7th day of October, 2014.

GAVIN S. DRAKE

JENNIFER B. DRAKE

**STATE OF TENNESSEE**
**COUNTY OF ~~DAVIDSON~~** Rutherford

Personally appeared before me, a Notary Public of said County and State, GAVIN S. DRAKE and JENNIFER B. DRAKE, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2014.

Lura Brady
Notary Public

My Commission Expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY