RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145164

I hereby certify this document to be a true and exact copy [of the original.] LM

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN, 37203
File No. M14-1570

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140097437 DEEDWARR
Recvd: 12/31/14 09:41 2 pgs
Fees: 13.00 Taxes: 455.10
20141231-0119113

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2014.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Carpenter 7234 Althorp Way, Unit 6 Nashville, TN, 37211	Reliance First Capital 201 Old Country Rd, Suite 205 Melville, NY, 11747	172-12-0-D-434.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Three Thousand and 00/100 Dollars ($123,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHELLY HISCOX F/K/A SHELLY M. BRANNON, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA CARPENTER, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit U-6 as shown on EXHIBIT B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

BEING the same property conveyed to Shelly M. Brannon, unmarried, by Warranty Deed from Regent Homes, LLC, dated April 28, 2006 and recorded May 1, 2006, of record in Instrument No. 20060501-0049879, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 7234 Althorp Way, Unit 6,

Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

The said Jason Hiscox hereby joins in this conveyance to convey any marital interest he may have obtained in the subject property as the spouse of Shelly Hiscox f/k/a Shelly M. Brannon.

WITNESS MY/OUR HANDS, this the 17th day of December, 2014.

Shelly Hiscox F/K/A Shelly M. Brannon

SHELLY HISCOX F/K/A
SHELLY M. BRANNON

JASON HISCOX

STATE OF GEORGIA
COUNTY OF Columbia

Personally appeared before me, a Notary Public, Shelly Hiscox f/k/a Shelly M. Brannon and Jason Hiscox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of December, 2014.

Notary Public

Notary Public State of Georgia
Charles E. Horne
Richmond County
Expires 09/08/2018

Printed Notary Name

My commission expires: _____