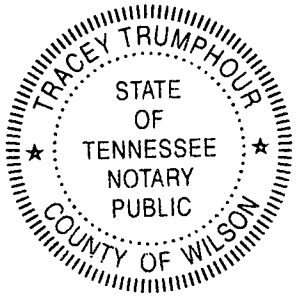
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Julius C. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julius C. Hill	Southern Bank of Tennessee	064080A11000CO
(NAME)	(NAME)	
4822 Rainer Drive	1499 N Mt Juliet Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150056561 DEEDWARR
Recvd: 07/13/15 13:14 2 pgs
Fees:13.00 Taxes:980.13
20150713-0067984

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 considerations, the receipt of which is hereby acknowledged, **William Michael Little, Trustee of The Ruby O. Fee 2015 Revocable Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Julius C. Hill and Ferrecita L. Turner, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 72 on the plan of Section Three, Merritt Downs, of record in Instrument No. 20040629-0076758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Michael Little, Trustee of the Ruby O. Fee 2015 Revocable Trust by Quitclaim Deed from Ruby Osteen Fee, dated June 12, 2015, of record in Instrument No. 20150713-0067983, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to James Robert Fee and Ruby Osteen Fee, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 11/10/2005, recorded 11/15/2005 of record in Instrument No. 20051115-0137735, in the Register's Office for Davidson County, Tennessee. James Robert Fee died 03/24/2013 leaving Ruby Osteen Fee as surviving tenant by the entirety.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument No. 20040629-0076758; (2) Covenants, conditions, easements and restrictions recorded of record in Instrument No. 200106040057881, as amended and restated of record in Instrument No. 200107020069864, and supplemented of record in Instrument No. 200407160085315; (3) Easement recorded of record in Book 4910, Page 838; (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20001208012130O; (5) Stormwater Detention Agreement recorded of record in Instrument No. 200101190006024; (6) By-Laws recorded of record in Instrument No. 200106080060786; (7) Charter of the Homeowner's Association of record in Instrument No. 200106080060785, and restated in Instrument No. 200111270129417; (8) Quitclaim Deed to the Homeowner's Association recorded of record in Instrument No. 200407160085316, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4822 Rainer Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 2nd day of July, 2015.

WILLIAM MICHAEL LITTLE, TRUSTEE OF THE RUBY O. FEE 2015 REVOCABLE TRUST

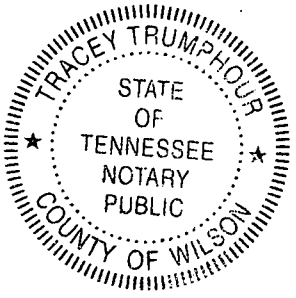
William Michael Little Trustee
William Michael Little, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, William Michael Little with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of William Michael Little, Trustee of The Ruby O. Fee 2015 Revocable Trust and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 2nd day of July, 2015.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122