BILL GARRETT, Davidson County
Trans:T20160016366 DEEDWARR
Recvd: 02/29/16 12:38 2 pgs
Fees:13.00 Taxes:573.50

20160229-0018934

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

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2016.

Notary Public
My commission expires: 2/2/18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

04-1601-55872

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kayleigh Hines 213 Pitts Avenue Old Hickory TN 37138	Franklin American Mortgage Company 6100 Tower Circle, Suite 600 Franklin, TN 37067	053-16-0-156.00

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, **Adam Wayne Littrell and Laci Marie Dyke, n/k/a Laci Littrell, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kayleigh Hines, unmarried**, 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 6, Jackson's Landing Estates, as shown on plat of record in Plat Book 7900, Page 679, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Wayne Littrell, a single man and Laci Marie Dyke,a single woman by deed from Justin P. Heap and Trisha C. Heap, husband and wife, dated June 28, 2013, recorded July 3, 2013, of record in Instrument No. 20130703-0069039, 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 213 Pitts Avenue, Old Hickory, TN 37138.

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.

WITNESS my hand this 26th day of February, 2016.

Adam Wayne Littrell

Laci Littrell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Adam Wayne Littrell and Laci Littrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Smyrna~~ Heritage BP, TN, this 26th day of February, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 10-26-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD