Prepared by:
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March 2016.

Notary Public
My commission expires: 5-2-16

BILL GARRETT, Davidson County
Trans:T20160018613 DEEDWARR
Recvd: 03/07/16 14:56 2 pgs
Fees:13.00 Taxes:999.00
20160307-0021769

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeff Hine	Same as new owner	14714017500
675 Candlestick Drive		
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Janis Little hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jeff Hine and Melissa Hine, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 446 on the plan of Candlestick Farms, Section Four, of record in Plat Book 3600, page 71, as amended in Book 3822, page71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janis Little by Warranty Deed from Jeremy Greer and wife, Sarah J. Greer or record in Instrument No. 20090417-0034971, dated April 14, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Candlestick Farms, Section 4 of record in Book 3600, Page 71, as amended in Book 3822, page 71, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 3811, page 978, Register's Office for Davidson County, Tennessee

This property is improved property known as 675 Candlestick Drive, Nashville, Tennessee 37211

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 4th day of March, 2016.

Janis Little

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janis Little, the bargainor(s), 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 official seal at Franklin, Tennessee, this 4th day of March, 2016.

Notary Public

My Commission expires: 2/25/17

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09292