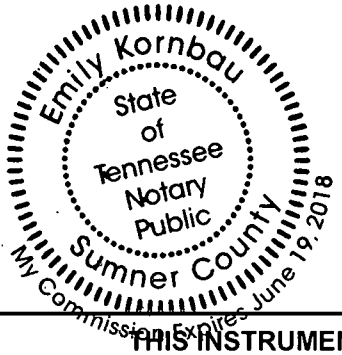
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 10-19-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lydia Fite	Lydia Fite	Map/Parcel 182-12-OA-147.00
(NAME)	(NAME)	
7203 Smokey Hill Dr.	7203 Smokey Hill Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul B Warner, a single person and Richard C. Wright, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lydia Fite, an unmarried woman,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 7203 Smokey Hill Dr., Antioch, TN 37013
(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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20160092230 DEEDWARR
Recvd: 10/19/16 09:57 3 pgs
Fees:18.00 Taxes:917.60

20161019-0110365

Witness my/our hands this 19th day of October, 2016.

Paul B. Warner

Richard C. Wright

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Paul B. Warner and Richard C. Wright, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Paul B Warner and Richard C. Wright, and that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of October, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14444

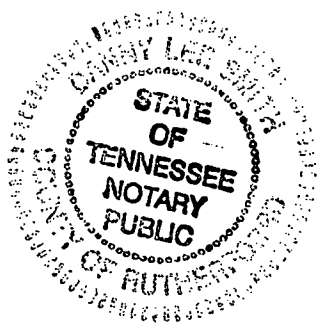


EXHIBIT A

LAND in Davidson County, Tennessee, being all of Lot No. 337, on the plan of Phase 6, Section 6, Apple Valley, according to plat and survey appearing of record in Instrument No. 20070125-0010053 and Instrument No. 20070205-0014781, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Richard C. Wright, a single person, and Paul B. Warner, a single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 6/20/14 and recorded 7/2/14 in Instrument No. 20140702-0058190, Register's Office for Davidson County, Tennessee.