WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-KW-17-3213-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 01-01e-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Travis M. Rice	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	
3213 Brookmont Circle	**12001 N. Central Expressway, Suite 750**	**150-04-0-021.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ESLI L. MCCOY AND WIFE, DOROTHY A. MCCOY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS M. RICE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 562 on the Plan of Section One-A, Kensington of Priest lake of record in Plat Book 5200, Page 707, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Esli L. McCoy and wife, Dorothy A. McCoy by Quitclaim deed from Esli L. McCoy and Dorothy A. McCoy, Trustees of the Esli L. McCoy and/or Dorothy A. McCoy Revocable Living Trust dated May 25, 2006 of record in Instrument No. 20110923-0073698 Register's Office for Davidson County, Tennessee, dated September 22, 2011 and recorded on September 23, 2011.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years
- Plan of record in Plat Book 5200, Page 707, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6225, Page 369, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3213 Brookmont Circle, Antioch, Tennessee 37013**.

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; 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 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
Batch# 41108 **DEEDWARR**
12/27/2017 09:57:56 AM 2 pgs
Fees: $13.00 Taxes: $949.05

20171227-0130988

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2017.

Esli L. McCoy by Laura Mitchell, attorney-in-fact
Esli L. McCoy
by Laura Mitchell as his Attorney in fact

Dorothy A. McCoy by Laura Mitchell, Attorney-in-fact
Dorothy A. McCoy
by Laura Mitchell as her Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ESLI L. MCCOY AND DOROTHY A. MCCOY, and who acknowledged he/she/they executed the same as the free act and deed of the said ESLI L. MCCOY AND DOROTHY A. MCCOY.

Witness my hand and official seal, this the 21st of December, 2017.

Jordan T. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212