Davidson County DEEDWARR
Recvd: 06/05/06 14:08 2 pgs
Fees:13.00 Taxes:443.63
20060605-0066238

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**383 Johnny Cash Parkway, Suite 140**
**Hendersonville, TN 37075**

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

**05-0605-62858**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**
**The actual consideration or value, whichever is greater, for this transfer is $119,900.00**

**Affiant**

**Subscribed and sworn to before me, this 1st day of June, 2006.**

**Notary Public**
**My commission expires:** 5/22/2010

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Jennifer L. Hord | FMF Capital, LLC | 052-07-0 019.01 |
| 619 Center Street | 2809 S. Lynnhaven Rd, Suite 200 | |
| Madison TN 37115 | Virginia Beach, VA 23452 | |

## 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, Dan R. Mills and wife, Tami L. Mills, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer L. Hord and Philander Smith, tenants in common, with right of surviorship, 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 the westerly part of Lot No. 15 in Block "A" on the unrecorded plan of Homeacres, as subdivided by Blanchard & Parrish, on October 26, 1939. Said westerly part of Lot No. 15 fronts 100 feet on the East side of Center Street and runs back toward Larkin Springs Road between parallel lines 234 feet to a line in the rear of said westerly part, which rear line measures 100 feet in width.

Being the same property conveyed to Dan R. Mills and Tami L. Mills by Special Warranty deed from Wells Fargo, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., as Attorney-in-Fact for US Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Inc., dated 2/7/06, recorded 3/16/06, record in Instrument No. 20060316-0030402, said Register's Office.

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 619 Center Street, Madison, TN 37115

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 1st day of June, 2006.

Dan R. Mills

Tami L. Mills

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dan R. Mills and Tami L. Mills, 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 Hendersonville, TN, this 1st day of June, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010