Davidson County DEEDWARR
Recvd: 04/18/07 14:58 2 pgs
Fees:13.00 Taxes:997.15

20070418-0046431

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2007.

NOTARY PUBLIC

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

My Commission expires:

MISTY M. SOHRABI NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Realty Escrow, LLC, 217 Jamestown Park Road, Suite 2, Brentwood, TN 37027

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Fred Settles and Joyce Settles, Husband and Wife	Regions Bank d/b/a Regions Mortgage	Map 181
(NAME) 6944 Scarlet Ridge Drive	(NAME) 2050 Parkway Office Circle	Group 10-0-A
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham, AL 35244	Parcel 165.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I

SUZANGELA A. LINDSEY, A MARRIED PERSON

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

FRED SETTLES AND JOYCE SETTLES, HUSBAND AND WIFE

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot (s) 419 as shown on the map entitled Final Plat of Phase Four, Autumn Oaks Subdivision, of record as Instrument Number 20020523-0062993, 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 SUZANGELA A. LINDSEY, A MARRIED PERSON, by deed from CORINTHIAN CUSTOM HOMES, INC. of record as Instrument Number 20030813-0115718, dated August 8, 2003, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2007 have been prorated and assumed by Grantee(s)

The improved property is located at 6944 Scarlet Ridge Drive, Brentwood, TN 37027

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant

and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 5th day of April, 2007.

Suzangela A. Lindsey
Suzangela A. Lindsey

Jerry Lindsey, by Suzangela A. Lindsey, attorney-in-fact
Jerry Lindsey, by Suzangela A. Lindsey, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **Suzangela A. Lindsey, a married person,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of April, 2007.

My Commission expires:

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **Suzangela A. Lindsey, a married person,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jerry Lindsey**, and who acknowledged that he/she executed the same as the free act and deed of the said **Jerry Lindsey.**

Witness my hand and official seal at office this 5th day of April, 2007.

My Commission expires:

MISTY M. SOHRABI
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public