RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/07 10:20 2 pgs
Fees:13.00 Taxes:512.45
20070926-0114628

KIM L. HOWELL STATE OF TENNESSEE NOTARY PUBLIC OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00.

Debbie Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF SEPTEMBER, 2007.

Kim L. Howell
Notary Public

MY COMMISSION EXPIRES: 7/5/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua D. Cremer	SunTrust Mortgage	
(NAME) 108 Hickory Park Lane	(NAME) 1001 Semmes Ave.	Map 163-13-0
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richmond, VA 23224	Parcel 002
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **DAVID JENNER, A MARRIED MAN AND CHARLES DEVIER, AN UNMARRIED MAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOSHUA D CREMER**, 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:

Land in Davidson County, Tennessee being Lot No. 11 on the plan of Bell Trace, Section one, of record in Plat Book 5210, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David Jenner and Charles Devier by Special Warranty Deed from Deustche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1 by Washington Mutual Bank as attorney in fact, a corporation organized and existing under the laws of the United States, dated May 22, 2007, of record August 21, 2007 in Instrument No. 20070821-0100078, Register's Office for Davidson County, Tennessee. Grantors have never used property as their principal residence but only as investment property.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 108 Hickory Park Lane, Antioch, TN 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 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.

Witness our hands this 7th day of September, 2007.

David Jenner

Charles Devier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Jenner, a married man and Charles Devier, an unmarried man, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 7th day of September, 2007.

Commission expires:

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires MAY 2, 2011