WARRANTY DEED

File Number: 70558

Davidson County DEEDWARR
Recvd: 07/09/08 10:25 3 pgs
Fees:18.00 Taxes:503.20
20080709-0070480

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany N. Wade	First Community Mortgage, Inc	
(NAME) 805 Forest Pointe Circle	(NAME) 1610 South Church Street, Suite A	150-09-0-B-017.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37130	
(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, Patricia A. Shead, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tiffany N. Wade, 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:

805 Forest Pointe Circle, Antioch, TN 37013 **Map 150-09-0-B Parcel 017.00-CO**

Land in Davidson County, Tennessee, being all of Lot No. 17, on the Plan of First Revision, Forest Pointe, Single Family, Phase II, as shown by plat appearing of record in Plat Book 9700, Page 138, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Patricia A. Shead, unmarried by Warranty Deed from Melvin W. Waters and wife, Tasha Y. Waters, recorded on June 30, 2004 in Instrument No. 20040630-0077836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 9889, Page 559; By-Laws of record in Book 9889, Page 580; Charter of Forest Pointe Homeowners' Association of record in Book 8069, Page 162; all matters shown on plat of record in Plat Book 9700, Page 138; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 805 Forest Pointe Circle, 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.

Witness my hand this 3rd day of July, 2008.

Patricia A. Shead

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 Patricia A. Shead, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Patricia A. Shead executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of July, 2008.

Commission expires: 4/28/09

ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Florence King
Notary Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012