07

REALTY TITLE
BOX 48A

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $152,820.00

Rachel J. Wells
Affiant

Subscribed and sworn to before me, this 29th day of September, 2008.

Deborah K. Devine
Notary Public
My commission expires: 11/22/08

07-0809-83729

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Craig Wardlaw	Residential Loan Centers of America	149-06-0-073.00
604 Oak Forest Lane	2709 S. River Rd, Suite 400	
Antioch TN 37013	Des Plaines, IL 60018	

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, **John D. Shand, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Craig Wardlaw, married**, 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 Lot No. 124, on the Plan of Oakwood Subdivision, Phase One, of record in Book 6900, Page 935, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John D. Shand, married by deed from Ted L. Wilkinson and wife, Jennifer L. Wilkinson, dated December 17, 1999, recorded December 29, 1999, of record in Instrument No. 19991229-0308210, Register's Office for Davidson County, Tennessee.

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.

Jennifer Shand, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying all right, title, and interest, including her marital interest, if any, in the subject property.

This property is improved property known as **604 Oak Forest 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, 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.

Davidson County DEEDWARR
Recvd: 10/08/08 12:04 2 pg:
Fees:13.00 Taxes:565.43
20081008-0102097

WITNESS my hand this 29th day of September, 2008.

John D. Shand

Jennifer Shand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John D. Shand and Jennifer Shand, 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 Franklin, TN, this 29th day of September, 2008.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/22/08

