290500936

Cumberland Title
13026 Lebanon Road, Ste 100
Mt. Juliet, Tennessee 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/09 12:45 3 pgs
Fees:18.00 Taxes:451.40
20090708-0063824

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Beth Stewart	New South Federal Savings (NAME)	074-04-0-55
8138 Bonnafair Drive (ADDRESS)	210 Automation Way (ADDRESS)	
Hermitate, TN 37076 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Steven R. Christiansen and Robin E. Christiansen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jessica Beth Stewart,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 127, ON THE PLAN OF HERMITAGE HILLS, SECTION TWELVE, OF RECORD IN BOOK 4675, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVEN R. CHRISTIANSEN AND WIFE, ROBIN E. CHRISTIANSEN BY DEED DATED APRIL 20TH, 2007, OF RECORD IN INSTRUMENT NO. 20070424-0048841, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

*Jessica B. Stewart, an unmarried woman. Jessica Beth Stewart and Jessica B. Stewart are one in the same person.

This is improved (X) unimproved ( ) property, known as 8138 Bonna Fair Dr, Hermitage, TN 37076
(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/our hand(s) this 29th day of June, 2009.

Steven R. Christiansen

Robin E. Christiansen

STATE OF Tennessee

COUNTY OF Davidson

WARRANTY DEED
(Continued)

I, Darrell Lange, a Notary Public of the County and State first above written, do hereby certify that Steven R. Christiansen and Robin E. Christiansen personally appeared before me this 29th day of June, 2009, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of June, 2009.

Darrell Lange
Notary Public

My Commission Expires: 3/10/12

(SEAL)



RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

