WARRANTY DEED

Record + Return TO:
Foundation Title + Escrow
30 Burton Hills Blvd
Ste. 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Jessica Vetetoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF SEPTEMBER, 2009.

Melissa J. Butchko-Turecki
Notary Public

MY COMMISSION EXPIRES: 9-15-10
(AFFIX SEAL)

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September 15, 20

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Vetetoe	Regions Bank d/b/a Regions Mortgage	026060011100
(NAME)	(NAME)	
122 Habersham Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, AL, 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Christopher M. Hines and wife, Amy D. Hines**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica Vetetoe**, 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 11, PHASE 1, SECTION 1, RESUBDIVISION OF WINDSOR GREEN, as shown on plat of record in Plat Book 6250, Page 374, in the Register's Office. Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher M. Hines and Amy D. Lazenby, both unmarried by Warranty Deed from Jerrel D. Morrow and wife, Lizzette S. Morrow, recorded on the 19th day of June, 1997 in Book 10497, Page 791, in the Register's Office of Davidson County, Tennessee. Christopher M. Hines and Amy D. Lazenby having since married.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 122 Habersham Court, Goodlettsville, TN 37072

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, has 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.

BILL GARRETT, Davidson County
Trans:T20090063957 DEEDWARR
Recvd: 09/18/09 10:57 2 pgs
Fees:13.00 Taxes:362.60
20090918-0087265

Witness our hands this 4th day of September, 2009.

Christopher M. Hines

Amy D. Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Christopher M. Hines and Amy D. Hines**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of September, 2009.

Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 20[illegible]