241000125

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $126,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2009.

Notary Public
My commission expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-0910-73694

Address of New Owner:	Send Tax Bills to:	Tax Information
Chaya Foster	First Comm. Mortgage, Inc.	075-012-0-048.00
1120 Richard Lee Circle	1610 S. Church St., Ste.A	
Hermitage TN 37076	Murfreesboro, TN 37130	

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, **Helen Reasonover, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chaya Foster,** A MARRIED WOMAN 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 53 on the plan of the Meadows of Tulip Grove, Section 4, first revision, of record in Book 9700, Page 252 (erroneously referenced as Page 165 in prior instruments of record), as revised by the plan of record for Revised Lots 53 and 54, Meadows of Tulip Grove, Section 4, of record in Book 8250, Page 727, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen Reasonover, unmarried by Special Warranty Deed from U S Bank, N.A., dated April 25, 2007, recorded June 5, 2007, of record in Instrument No. 20070605-0067102, 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.

This property is improved property known as 1120 Richard Lee Circle, Hermitage, TN 37076

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: 10/27/09 09:45 3 pgs
Fees:18.00 Taxes:468.05
20091027-0098858

WITNESS my hand this 23rd day of October, 2009.

Helen Reasonover

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helen Reasonover , 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 Mt. Juliet, TN, this 23rd day of October, 2009.

Notary Public

KATHLEEN COLLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am 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.

Tracey Trumphour

State of Tennessee
County of Wilson

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

My commission expires:
6-5-12

Kimie Perry, Notary Public

