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Davidson County DEEDWARR
Recvd: 11/09/09 09:06 3 pgs
Fees:18.00 Taxes:462.50
20091109-0103237

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of November, 2009.

Notary Public
My commission expires: 1/23/2011

02-0909-46713

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Foote 110 Saddle Tree Drive Hermitage TN 37076	Mortgage Investors. 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	064-12-0-A-110.00CO

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, Mark A. Farris, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew Foote and Anne Foote, husband and wife, 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 Unit No. 110, on the Plan of Parcels 102, 104, 106, 108, 110, 112, 114, and 116, Addition to Section One, Fox Run Condominium Apartments, of record in Book 5200, Page 89; as established by the Master Deed of record in Book 4956, Page 582; Book 5535, Page 713; Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; Book 8510, Page 92; and Book 8510, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Brown by deed from Cynthia Jane Hardison Hicks, unmarried, dated March 18, 2005, recorded March 30, 2005, of record in Instrument No. 20050330-0034651, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark A. Farris, a married man by deed from Patricia Brown, dated May 29, 2008, recorded June 9, 2008, of record in Instrument No. 20080609-0059403, Register's Office for Davidson County, Tennessee.

Mitzi Farris, spouse of Mark A. Farris, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

110 Saddle Tree Court and 110 Saddle Tree Drive are one and the same address.

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 110 Saddle Tree Drive, 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.

WITNESS my hand this 2nd day of November, 2009.

Mark A. Farris

Mitzi Farris

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark A. Farris and Mitzi Farris, 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 2nd day of November, 2009.

State of Tennessee at Large

My Commission expires:

4-17-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

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

