BILL GARRETT, Davidson County
Trans:T20100003405 DEEDWARR
Recvd: 01/19/10 13:14 2 pgs
Fees:13.00 Taxes:573.50

20100119-0004321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2010.

Notary Public

My commission expires:
9-8-2013

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**Signature Title Services, Inc.**
**505 E Main Street**
**Hendersonville TN 37075**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kristen Gunderson** | First American Real Estate Tax Service, Inc. | 086140B14500CO |
| **3433 Parkwood Court** | attn: Reserve Reporting Mail Code DFW 4-3 | |
| **Hermitage, TN 37076** | 1 First American Way Westlake, TX 76262 | |
| | | |

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 ACKNOWLEDGE, WE,

**Betty L. Wright, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kristen Gunderson**

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 95, FINAL PLAT, FLEETWOOD SUBDIVISION, PHASE TWO, as shown on plat of record in Plat Book 6900, Pages 738-739, 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 John W. Wright and wife Betty L. Wright by Warranty Deed from Stephen D. Allen and wife, Vada F. Allen, recorded on the 12th day of November, 1993 in Book 9150, Page 558, in the Register's Office of Davidson County, Tennessee.

* John W. Wright having since passed away.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6900, Page 738-739, Register's Office for Davidson Tennessee.

This is improved (__X__) unimproved (____) property known as 3433 Parkwood Court, 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 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 in 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 15th day of January, 2010.

Betty L. Wright

Betty L. Wright

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public of said County and State, Betty L. Wright , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2010.

Michelle Hightower

Notary Public

My Commission Expires: 9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011