Return to:

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Sam Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF March, 2010.

Tabatha Edwards
Notary Public
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES November 7, 2011
File No. G10-0172D

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20100013945 DEEDWARR
Recvd: 03/09/10 10:53 2 pgs
Fees: 13.00 Taxes: 388.50
20100309-0018017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dustin R. Thomas and Amanda P. Thomas, husband and wife (NAME)	Regions Mortgage (NAME)	63-2-61
1435 Mohawk Trail (STREET ADDRESS)	6000 Poplar Ave Ste 300 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis Tn 38119 (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 HEREBYACKNOWLEDGED, WE, **Nina Vanessa Westmoreland-Butts, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin R. Thomas and Amanda P. Thomas, husband and wife,** 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 No. 51 on the plan of NAWAKWA HILLS, POWWOW ADDITION, SECTION 2, as shown by plat of record in Plat Book 974, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nina Vanessa Westmoreland from James Earl Westmoreland, by Quit Claim Deed dated November 27, 1996, in Book 10281, Page 804, in the Register's Office for Davidson County, Tennessee.

Nina Vanessa Westmoreland having since married and is now know as Nina Vanessa Westmoreland. Butts.

David R. Butts joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1435 Mohawk Trail, Madison, TN 37115.

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. Whenever 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 2nd day of March, 2010.

Nina Vanessa Westmoreland-Butts — March 02, 2010
Date

David R. Butts — March 02, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Nina Vanessa Westmoreland-Butts and husband David R. Butts the bargainor(s), 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 and official seal, this 2nd day of March, 2010.

My Commission Expires: 3/20/10

Notary Public

MICHAELE T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of March, 2010.

My Commission Expires: _____

_____
Notary Public

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066