WARRANTY DEED

Return To:

HARPETH TITLE, LLC
109 WESTPARK DRIVE, STE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2010.

Margaret R. Means
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES:
My Commission Expires
November 4, 2013
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody Stewart	SunTrust Mortgage, Inc	64-16-D-184CO
(NAME)	(NAME)	
2612 Spring Farm Lane	401 Commerce Street, Ste 6500	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Jason Mayberry and wife Erin Mayberry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jody Stewart and Rebecca Reed, **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: **joint tenants with right of survivorship

LAND in Davidson County, Tennessee being Lot No. 322 on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason Mayberry, married man, by Warranty Deed dated November 15, 2002 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20021120-0144431, Register's Office for Davidson County, Tennessee.

Erin Mayberry joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved ☒ unimproved property, known as 2612 Spring Farm Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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:T20100019920 DEEDWARR
Recvd: 04/06/10 10:12 2 pgs
Fees:13.00 Taxes:555.00

20100406-0025545

Witness my hand this 31st day of March, 2010.

Jason Mayberry

Erin Mayberry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Mayberry and Erin Mayberry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee this 31st day of March, 2010.

Commission expires: 1-21-2013

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public