WARRANTY DEED

File #10041985

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2010.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 6/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Egan , unmarried	First National Mortgage Services, LLC	084-10-0-052.00
(NAME)	(NAME)	
2202 Mecca Drive	2230 Mercury Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37130	
(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, I/WE, **Susan Marie Proehl, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Egan , unmarried,** 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:

Being Lot No. 285, on the plan of Maplecrest, as the same appears of record in Plat Book 1835, Pages 27 and 28, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Susan Marie Proehl by Final Decree and Quitclaim Deed from Edward Martin Holston, dated 10/8/03, of record in Instrument No. 20060901-0108373, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 1835, Pages 27 and 28, said Register's Office.

Thomas L. Rando joins in the conveyance of this property to convey any and all interest he may have in the property.

SEE ATTACHED ADDENDUM FOR 2010 WELCOME HOME RETENTION LANGUAGE.

unimproved ☐
This is improved ☒ property, known as 2202 Mecca Drive, Nashville,TN,37214
(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.

Witness our hands this 27th day of May, 2010.

Susan Marie Proehl

Susan Marie Proehl

Thomas L. Rando

Thomas L. Rando

BILL GARRETT, Davidson County
Trans:T20100036497 DEEDWARR
Recvd: 06/16/10 11:01 2 pgs
Fees:13.00 Taxes:358.90
20100616-0046694

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Susan Marie Proehl, and husband, Thomas L. Rando, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 27th day of May, 2010.

Commission expires: 6-3-12

Carol M. Holmes

Notary Public

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130