WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100038434 DEEDWARR
Recvd: 06/24/10 09:20 2 pgs
Fees:13.00 Taxes:647.50
20100624-0049220

File No.: ALW-10-4332

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane E. DeFoe and Roger W. DeFoe	NEW OWNER	151-09-A-17.00CO
(NAME)	(NAME)	
4332 Cambridge Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **TIFFANY A. WONDROW AND JASON WONDROW, WIFE & HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **DIANE E. DEFOE AND HUSBAND ROGER W. DEFOE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 170 on the Plan of the Final Plat of Phase 2, Section 1, Long Hunter Chase Subdivision, of record in Plat Book 7900, pages 763 and 764, as corrected by Surveyor's Certificate of Correction of record in Book 9473, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig S. Stout and Tiffany A. Stout, husband and wife, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Book 11129, page 76, Register's Office for Davidson County, Tennessee, dated September 25, 1998.

Being the same property conveyed to Tiffany A. Stout, a married person, by Quitclaim Deed from Craig S. Stout, a married person, of record in Instrument Number 20011005-0108618, Register's Office for Davidson County, Tennessee, dated September 24, 2001.

Being the same property conveyed to Tiffany A. Wondrow & Jason Wondrow (wife & husband), by Quitclaim Deed from Tiffany A. Stout, N/K/A Tiffany A. Wondrow, (a married person), of record in Instrument Number 20061016-0127961, Register's Office for Davidson County, Tennessee, dated October 4, 2006.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4332 Cambridge Dr., Antioch, TN 37013

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 June, 2010.

Tiffany A. Wondrow

Jason Wondrow

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tiffany A. Wondrow and Jason Wondrow, the within named bargainor, 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 the 15th day of June, 2010.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171