WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#15684

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary F. Lee	First Community Mortgage, Inc and MERS Inc, solely as nominee for First Community Mortgage, Inc,	150-11-105
(NAME)	(NAME)	
3441 New Towne Road	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(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, Linda Cathleen Windham, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary F. Lee, married, 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. 220 on the Plan of Towne Village of the Country, Section 3, as of record in Book 5200, page 269, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 220, being a corner lot, fronts 87 feet on the northerly margin of New Towne Road and 65 feet on the easterly margin of South Towne Court said frontages being joined by a curve measuring 39.27 feet; the easterly line of said lot extendsback 90 feet and intersects the northerly line which measures 112 feet thereon.

Being the same property conveyed to Linda Cathleen Windham, by deed of record in Instrument No. 200705300064204 Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Linda Cathleen Windham by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100712005448 6, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3441 New Towne Road, Antioch, TN 37013

(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:T20100042562 DEEDWARR
Recvd: 07/12/10 11:35 2 pgs
Fees:13.00 Taxes:383.69

20100712-0054487

Witness my hand this 8th day of July, 2010.

Linda Cathleen Windham by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 8th day of July, 2010, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Linda Cathleen Windham and who acknowledged that she executed the same as the free act and deed of the said Linda Cathleen Windham, through Power of Attorney granted her by the said Linda Cathleen Windham.

Witness my hand and official seal at Nashville, Tennessee this 8th day of July, 2010.

Commission expires: 5.2.2011

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011