WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/11 15:11 4 pgs
Fees:23.00 Taxes:432.90
20110308-0018656

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Velva J. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2011 4th day of March, 2011

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VELVA J. WILSON	SAME	165090A07200CO
(NAME)	(NAME)	
1991 PORT JAMES CIRCLE		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this ~~18~~ 4th day of ~~February~~ March, 2011, by and between ANTHONY ANDO AND JESSICA M. ANDO, HUSBAND AND WIFE, party of the first part, and VELVA J. WILSON AND PHILLIP E. WILSON, WIFE AND HUSBAND, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

ANTHONY ANDO

JESSICA M. ANDO

STATE OF South Carolina
COUNTY OF Richland

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

Witness my hand at office this 20 day of January, 2011.

Commission expires: Sept. 4, 2017

Notary Public

STATE OF South Carolina
COUNTY OF Richland

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

Witness my hand at office this 20 day of January, 2011.

Commission expires: Sept. 4, 2017

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-1086

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section Three, Lakewood Village, as of record in Instrument No. 200203210034912, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony Ando and wife, Jessica M. Ando from Carlos A. Griffin and wife, Adaliz Flores-Mateo of record in Instrument No. 200606150071381, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

All matters as set forth on the plat of record in Plat Book 9700, Page 464 and Instrument No. 200203210034912, Register's Office for Davidson County,

Stormwater Detention Agreement Easement of record in Book 10951, Page 684, Register's Office for Davidson County.

Charter of the Homeowner's Association of record in Book 11421, Page 342, Register's Office for Davidson County.

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

My Commission Expires: 9/2/2013