WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2011

Notary Public

MY COMMISSION EXPIRES: 5/07/11
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie Jo Josovitz	Same	176-05-C-15.00C0
(NAME)	(NAME)	
1511 Bradberry Drive		
(ADDRESS)	(ADDRESS)	
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,WE, **FirstBank**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billie Jo Josovitz, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), 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. 15 on the Final Plat, Waterbrooke Subdivision, as of record in Instrument 20050914-0110516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to FirstBank by Substitute Trustee's Deed from David G. Mangrum, Substitute Trustee of record in Instrument 20100830-0068751, Register's Office for Davidson County, Tennessee, dated August 30, 2010. And being part of the same property conveyed to Harvest Homes, LLC, by deed from Umbrella Investment Corporation of record in Instrument 200702200020884, Register's Office for Davidson County, Tennessee, dated February 7, 2007.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument 200509140110516; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200509290117387; By-Laws in Instrument 200509290117387; Easement for Stormwater Detention Agreement in Instrument 200408170099381; Charter for HOA in Instrument 200509300117672; Quitclaim Deed for open space in Instrument 200610170128575; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒ property, known as 4757 Rockland Trail, Antioch, TN 37013

This is improved ☐

(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:T20110019850 DEEDWARR
Recvd: 04/05/11 11:11 2 pgs
Fees:13.00 Taxes:37.00
20110405-0026116

Witness my hand this 29th day of March, 2011

James C. Farrar, Jr., Vice President

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James C. Farrar, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Vice President of FirstBank, the within named bargainor, and that he is authorized by FirstBank, to execute this instrument on its behalf.

Witness my hand and official seal at Chattanooga, Tennessee, this 29th day of March, 2011

Notary Public

My Commission Expires:

My Commission
Expires Jan 18, 2012

