

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/14/11 15:35 3 pgs
Fees:18.00 Taxes:351.50
20110414-0028976

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Revish, unmarried	Franklin American Mortgage Conmpany (NAME)	03213006300
1701 Autumn Ridge Dr. (ADDRESS)	501 Corporate Centre Drive, Ste. 400 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael L. Romines and Sherry L. Romines, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary A. Revish, unmarried, hereinafter called the Grantees, 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. 42 ON THE PLAN OF TIMBERTRAIL SUBDIVISION, SECTION 4, OF RECORD IN BOOK 5200, PAGE 634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL L. ROMINES AND SHERRY L. JAGGERS BY DEED FROM RADNOR HOMES, INC. DATED 03/31/87 AND RECORDED 04/08/87 IN BOOK 7195, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID SHERRY L. JAGGERS NOW BEING SHERRY L. ROMINES.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1701 Autumn Ridge Drive, Nashville, TN 37207
(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 my/our hand(s) this 11th day of April, 2011.

WARRANTY DEED
(Continued)

Michael L. Romines

Sherry L. Romines

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Romines and Sherry L. Romines, husband and wife, the herein bargainor(s), 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 and official seal, this the 11th day of April, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)



My Commission Expires NOV 7, 2011

RETURN TO:
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Dr., Ste. 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE