BILL GARRETT, Davidson County
Trans:T20110030754 DEEDWARR
Recvd: 05/24/11 09:32 2 pgs
Fees:13.00 Taxes:425.13
20110524-0039572

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $114,900.00

Charlotte J Munoz
Affiant

Subscribed and sworn to before me, this 20th day of May, 2011.

Notary Public

My commission expires: 7-5-11

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charlotte J. Munoz	Fifth Third Mortgage	09105007100
631 Waco Drive	5001 Kingsley Dr. MD 1MOCB9	
Nashville, TN 37209	Cincinnati, OH 45227	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kathleen M. James and husband, Richard James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charlotte J. Munoz, 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 12, SECTION TWO, MOSS-WOOD SUBDIVISION, as shown on plat of record in Plat Book 2900, Page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathleen Kearns, unmarried by Warranty Deed from Phillip D. Perry, and wife, Pamela J. Perry, recorded on the 24th day of September, 1997 in Book 10620, Page 265, in the Register's Office of Davidson County, Tennessee.

Kathleen Kearns, unmarried is now known as Kathleen M. James, married. Richard James, her husband, joins in the conveyance of subject property to convey any and all marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2900, Page 123, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 631 Waco Drive, Nashville, TN 37209.

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 in 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 20th day of May, 2011.

Kathleen M. James

Richard James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Kathleen M. James & Richard James, the within named Grantors, 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, at office, this 20th day of May, 2011.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013