Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110033112 DEEDWARR
Recvd: 06/03/11 09:36 3 pgs
Fees:18.00 Taxes:527.25
20110603-0042482

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
658090 36874
Natalie Riesberg

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) National Residential Nominee Services Inc.	(NAME) Same	053060B02400
(STREET ADDRESS OR ROUTE NUMBER) 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Danny L. Thomas and Renee Suzanne Thomas, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said National Residential Nominee Services Inc. _____ the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater for this transfer is $ 142,500.00

Affiant _____

Subscribed and sworn to before me this the 17th day of May 2011

Notary Public _____

My commission expires:

(Affix Seal)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

This is unimproved ( ), known as 2204 Riverway Drive, Old Hickory, TN 37138
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 12th day of October, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Danny L. Thomas

Renee Suzanne Thomas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Courtney Powers, a Notary Public in and for said County and State, Danny L. Thomas, the within-named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2010.

Courtney Powers
Notary Public
My Commission Expires: Mar. 3, 2014

COURTNEY POWERS
STATE OF TENNESSEE
(This area for official notarial seal)
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Courtney Powers, a Notary Public in and for said County and State, Renee Suzanne Thomas, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2010.

Courtney Powers
Notary Public
My Commission Expires: Mar. 3, 2014

COURTNEY POWERS
(This area for official notarial seal)
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

File No.: 658090 Customer File No.: 36874

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 235 on the plan of Phase Two, Waterford Subdivision, as shown on the plat of record in Plat Book 7200, Pages 412-413, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This being the same property conveyed to Danny L. Thomas and Renee Suzanne Thomas, husband and wife, from Danny L. Thomas and Renee Suzanne Doss, dated March 7, 2003, recorded March 19, 2003, in Instrument Number 20030319-0036588, recorded in the Register's Office for Davidson County, Tennessee.

Parcel No.: 053060B02400

Property also known as: 2204 Riverway Drive, Nashville, Tennessee