FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **6/03/2011** Notary Public MY COMMISSION EXPIRES: 1/26/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110035823 DEEDWARR
Recvd: 06/15/11 14:30 2 pgs
Fees:13.00 Taxes:277.50
20110615-0045873

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

541 North Mt. Juliet Road, Suite 2201A , Mt. Juliet, TN 37122

File #**11-0070**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse A. Easley and Karen Jorgensen	**First Community Mortgage, Inc.**	**043020A20300CO**
(NAME) **203 Cedarwood Lane**	(NAME) **275 Robert Rose Drive**	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) **Murfreesboro, TN 37129**	
(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, **Stanton Fox, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse A. Easley and Karen Jorgensen, husband and wife,** 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:

Being Unit No. 203, on the Plan of Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is here made for a more complete description.

Being the same property conveyed by Warranty Deed from Kristen M. Wells to Odell Odom as recorded on the 19th day of June, 2001 in Instrument No. 20010619-0065054; Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to Secretary of Housing and Urban Development, Washington, D.C. as recorded on the 15th day of July, 2009 in Instrument No. 20090715-0066308 and Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Stanton Fox, Married as recorded on the 25th day of March, 2010 in Instrument No. 20100325-0022255, in the Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **203 Cedarwood Lane, Madison, TN 37115**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **June, 2011**.

Stanton Fox

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Stanton Fox**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **3rd** day of **June, 2011**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY