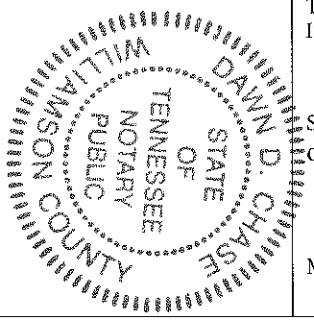
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/11 11:34 3 pgs
Fees:18.00 Taxes:740.00
20110816-0063141



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **July, 2011.**

Notary Public

MY COMMISSION EXPIRES: 3/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda S. Vessell and Jerry Vessell	SWBC Mortgage Corporation	160150A03600CO
(NAME)	(NAME)	
911 Calloway Drive	213 Overlook Circle Ste A-4	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **George L. Lemon and wife, Bernice T. Lemon,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rhonda S. Vessell and husband, Jerry Vessell,** 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 Unit No. 36, Phase 3, on the Plan of Hearthstone Manor, a Planned Unit Development, of record in Book 6250, page 493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to George L. Lemon and wife, Bernice T. Lemon, by Warranty Deed from R.E. Humphreys dated May 22, 1995, of record in Book 9680, page 991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 107 Hearthstone Manor Circle, Brentwood, TN 37027

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, has 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 our hands this **26th** day of **July**, **2011.**

George L. Lemon

George L. Lemon

Bernice T. Lemon

Bernice T. Lemon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **George L. Lemon and wife, Bernice T. Lemon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **July**, **2011**.

Notary Public

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

My commission expires:
3/18/14

I, Dawn D Chase 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.

Dawn Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF LAURIE M. HARRIS

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).