BILL GARRETT, Davidson County
Trans:T20110063024 DEEDWARR
Recvd: 10/10/11 11:31 3 pgs
Fees:18.00 Taxes:351.50
20111010-0078524

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mingo JaMunn Abernathy
609 Belgium Drive
Hermitage, TN 37076

MORTGAGEE
First Community Mortgage
275 Robert Rose Drive
Murfreesboro, TN 37129

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-12-0-D
PARCEL 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Entrust Tennessee fbo Daniel R. Newell IRA Account# 32TR24109 85% undivided interest and Kurt Johnson 15% undivided interest,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mingo JaMunn Abernathy, a single man,** 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 B, as shown on the plan of 609-611 Belgium Drive Townhomes, Filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20000926-0095218, and amended in Instrument No. 20110909-0070153, Register's Office for Davidson County, Tennessee, together with an udivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners.

Being the same property conveyed to Entrust Tennessee fbo Daniel R. Newell IRA Account# 32TR24109 85% undivided interest & Kurt Johnson 15% undivided interest by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated February 4, 2011 and filed of record in Instrument No. 20110210-0011640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4849, Page 767, Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 321, Book 6017, Page 179, Instrument No. 20000926-0095218 and in Instrument No. 20110909-0070153; easements, covenants conditions and all matters and notes as shown on the plan of record Instrument No. 20000926-0095218 and Amended in Instrument No. 20110909-0070153, Register's Office for Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **609 Belgium Drive Hermitage, TN 37076.**

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 our hands this 30th day of September, 2011.

Entrust Tennessee fbo Daniel R. Newell IRA
Account# 32TR24109

By: _____
William Gulas, Authorized Representative

_____
Daniel R. Newell, Read and Approved

STATE OF Alabama
COUNTY OF Shelby

On this 30th day of September, 2011, before me personally appeared William Gulas, to me known (or proved to me on the basis of satisfactory evidence), to be the Authorized Representative of Entrust Tennessee, Inc. and who executed the foregoing instrument as Authorized Representative of Entrust Tennessee, Inc. for the purposes therein contained in behalf of Entrust Tennessee, Inc.

Witness my hand and official seal this 30th day of September, 2011.

_____
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 2, 2014
My Commission Expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS



Witness our hands this 30th day of September, 2011.

Kurt Johnson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kurt Johnson, the bargainor(s) 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 and official seal this 30th day of September, 2011.

Janel L Johnson
NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF ~~Davidson.~~ Rutherford

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Theresa Taylor
AFFIANT

Subscribed and sworn to before me this 30th day of September, 2011.

Connie Beard
NOTARY PUBLIC

My Commission Expires: 6-17-13

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return To:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167