Return To: Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075658 DEEDWARR
Recvd: 12/01/11 09:50 2 pgs
Fees:13.00 Taxes:566.10
20111201-0093455

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-8-13 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lagredric Avery	First Community Mtg	176050C01400CO
(NAME)	(NAME)	
4753 Rockland	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Billie Jo Josovitz**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lagredric Avery and wife, Nicole Avery**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 14 on the Final Plat, of Waterbrooke Subdivision, as of record in Instrument 200509140110516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billie Jo Josovitz, unmarried by Deed from FirstBank, dated 03/29/2011 and filed for record on 04/05/2011 in Instrument 201104050026117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Instrument 200509140110516; 2. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200509290117387; 3. Stormwater Detention Agreement of record in Instrument 200408170099381; 4. Charter of record in Instrument 200509300117672; 5. Quitclaim Deed to The Homeowner's Association of record in Instrument 200610170128575, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4753 Rockland, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01451-1084
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 29th day of November, 2011.

Billie Jo Josovitz

State of Tennessee
County of Rutherford

Personally appeared before me Billie Jo Josovitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of November, 2011.

Notary Public Carol M. Holmes
My Commission Expires: June 03, 2012

~~**RETURN TO:**~~
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

