WARRANTY DEED

G-FT-11-3612

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,203.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jeffery E. Stone	Fifth Third Mortgage Company	
3612 Dove Creek Road	(NAME) 5001 Kingsley Dr MD-1MOC2P	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cincinnati, OH 45227	150-12-A-205.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES ROCHELL AND JOYCE A. ROCHELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFERY E. STONE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 47, KENSAL GREEN, NORTH, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 951, AMENDED IN BOOK 10044, PAGE 574, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES ROCHELL AND WIFE, JOYCE A. ROCHELL BY WARRANTY DEED FROM BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, RECORDED ON THE 8TH DAY OF NOVEMBER, 1996 IN DEED BOOK 10254, PAGE 960, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 7900, PAGE(S) 951, AS AMENDED IN BOOK 10044, PAGE 574; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7619, PAGE 647, BOOK 7657, PAGE 583, BOOK 7675, PAGE 923, BOOK 7776, PAGE 826, BOOK 8201, PAGE 770, BOOK 8663, PAGE 384, BOOK 8708, PAGE 630, BOOK 9036, PAGE 326, BOOK 9065, PAGE 744 AND INSTRUMENT NO. 20060405-0039162; BY-LAWS OF RECORD IN BOOK 7619, PAGE 679, BOOK 9647, PAGE 472 AND INSTRUMENT NO. 20090513-0044145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3612 Dove Creek Road, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20110077483 DEEDWARR
Recvd: 12/07/11 14:24 2 pgs
Fees:13.00 Taxes:677.85
20111207-0095670

Witness my/our hand(s) this 2nd day of December, 2011.

Charles Rochell

Charles Rochell

Joyce A. Rochell

Joyce A. Rochell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Rochell and Joyce A. Rochell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of December, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903