BILL GARRETT, Davidson County
Trans:T20110080454 DEEDWARR
Recvd: 12/20/11 11:04 2 pgs
Fees:13.00 Taxes:249.62
20111220-0099229

Prepared by: + return to:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $67,465.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2011.

Notary Public
My commission expires: 11/22/14

04-1110-54149

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffery Sidler	JPMorgan Chase Bank, N.A.	162-06-0-008.00
5064 Luker Lane	1820 E. Sky Harbor Circle S. Flr 2	
Antioch TN 37013	Phoenix, AZ 85034-9701	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Laurence Hazelbaker and wife, Linda Hazelbaker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffery Sidler, hereinafter called the Grantees, their successors 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 Lot No. 14, on the Plan of Colewood Acres, Section 1, of record in Plat Book 3700, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laurence Hazelbaker and wife, Linda Hazelbaker by deed from Joseph Edward Carter and wife, Karen Rhae Carter, dated December 14, 2004 and recorded December 17, 2004, of record in Instrument No. 20041217-0150086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5064 Luker Lane, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this ~~15th~~ 14th day of December, 2011.

Laurence Hazelbaker

Linda Hazelbaker

STATE OF OHIO
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laurence Hazelbaker and Linda Hazelbaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Cincinnati, OH this ~~15th~~ 14th day of December, 2011.

Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF OHIO

MICHELLE L. McLAUGHLIN
Notary Public, State of Ohio
My Commission Expires
September 12, 2014