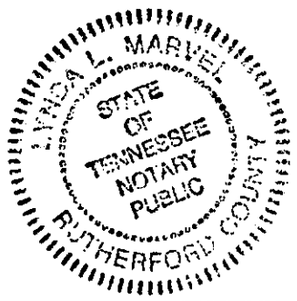
WARRANTY DEED

File #12012695



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-16-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary G. Squires Crystal D. Seay	First Community Mortgage, Inc.	75-10-42
(NAME)	(NAME)	
402 Terry Place	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **C and S Renovations Group, A Tenneessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary G. Squires, a single person and Crystal D. Seay, a single person as joint tenants** 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:

Being Lot No. 217, on the plan of Hermitage Estates, as the same appears of record in Plat Book 3300, Page 70-71, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to C and S Renovations Group, Inc., a Tennessee Corporation, by deed from Maurice Thomas McCullough, III and Penelope McCullough, Co-Executors of the Estate of Maurice Thomas McCullough, Jr., Deceased, dated Sept. 30, 2011, of record in Instrument No. 20110930-0076052, said Register's Office.

This conveyance is subject to: Taxes for the year 2012, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 3300, Page 70-71, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 402 Terry Place, Hermitage,TN,37076

(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 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.

BILL GARRETT, Davidson County
Trans:T20120011409 DEEDWARR
Recvd: 02/15/12 13:13 2 pgs
Fees:13.00 Taxes:573.50
20120215-0013391

Witness our hands this 10th day of February, 2012.

C and S Renovations Group, A Tennessee Corporation

BY: _____

President/Sheralyn Dix

STATE OF TENNESSEE

OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Sheralyn Dix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of C and S Renovations Group, the within named bargainor, a Tennessee corporation, and that she as such President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Sheralyn Dix as President.

Witness my hand and official seal at this 10th day of February, 2012.

Commission expires:

8/16/14

_____

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

