BILL GARRETT, Davidson County
Trans:T20120018596 DEEDWARR
Recvd: 03/14/12 10:39 4 pgs
Fees:23.00 Taxes:651.76
20120314-0021877

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
681148 2011-15536
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
National Residential Nominee Services Inc. (NAME)	(NAME)	
7500 N. Dallas Pky (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	173-09-0A-501.00
Plano, TX 75024 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Matthew A. Dowd and Patricia A. Roderick, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said National Residential Nominee Services Inc. the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20060725-0089574 in the Register's Office of Davidson County, Tennessee.

STATE OF California
COUNTY OF Los Angeles The actual consideration or value whichever is greater, for this transfer is $ 176,150.00

Affiant Jamie Lange

Subscribed and sworn to before me this the 16th day of December, 2011.

Notary Public Sue Batie

My commission expires:

SUE BATIE
COMM. #1952398
Notary Public · California
Los Angeles County
My Comm. Expires Sep. 16, 2015

(AFFIX SEAL)

This is unimproved ( ), known as 8712 Gauphin Place, Nashville, TN 37211

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 16th day of December, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Matthew A. Dowd

Patricia A. Roderick

STATE OF
COUNTY OF

Personally appeared before me, Sue Batie, a Notary Public in and for said County and State, Matthew A. Dowd, the within named bargainor married (fill in marital status), 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, at office, this 16th day of December, 2011.

Sue Batie
Notary Public
My Commission Expires: September 16, 2015

(This area for official notarial seal)

SUE BATIE
COMM. #1952398
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 16, 2015

STATE OF
COUNTY OF

Personally appeared before me, Sue Batie, a Notary Public in and for said County and State, Patricia A. Roderick, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2011.

Sue Batie
Notary Public
My Commission Expires: September 16, 2015

(This area for official notarial seal)

SUE BATIE
COMM. #1952398
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 16, 2015

California All-Purpose Acknowledgment is hereby attached and made a part of this document.

California All-Purpose Acknowledgment

State of California
County of Los Angeles } s.s.

On 12/16/11 before me, Sue Batie Notary Public
Name of Notary Public, Title

personally appeared Matthew A. Dowd and
Name of Signer (1)
Patricia A. Roderick
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/~~are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her/~~their authorized capacity(ies), and that by ~~his/her/~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sue Batie
Signature of Notary Public

NRO1 SUE BATIE COMM. #1952398 Notary Public - California Los Angeles County My Comm. Expires Sep. 16, 2015 NRO1
Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/~~for the purpose of~~ Warranty Deed

containing 2 pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☑ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☑ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # 3 Entry # 617

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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Exhibit A

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

BEING the same property conveyed to Matthew A. Dowd by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated July 20, 2006, recorded July 25, 2006, as Document No. 20060725-0089574, in the Register's Office of Davidson County, Tennessee.