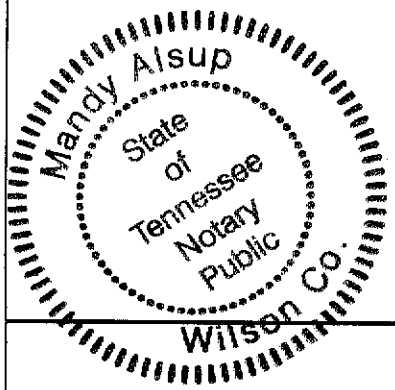
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Renda J. Holvani	First Community Mortgage, Inc.	16202005500
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 04/13/12 08:28 3 pgs Fees:18.00 Taxes:449.18 **20120413-0031463**
2811 Blue Brick Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, we, **Pamela Appleton and husband, Charles Appleton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Renda J. Holvani, an unmarried woman**, 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. 99, on the plan of Section 2, Colewood Acres, of record in Plat Book 3700, Page 135, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to Pamela Appleton by Deed from Fannie Mae aka Federal National Mortgage Association, dated 03/21/2011 and filed for record on 03/23/2011 in Instrument 201103230022572, Register's Office for Davidson County, Tennessee.

Charles Appleton joins in this conveyance to convey any and all rights he may have in this property.

All matters as set forth per Plat Book 3700, Page 135, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 173 Suzanne Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-7834
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 5th day of April, 2012.

Pamela Appleton by Charles Appleton, her attorney-in-fact

Pamela Appleton by Charles Appleton, her attorney-in-fact

Charles Appleton

Charles Appleton

State of Tennessee
County of Wilson

On this 5th day of April, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charles Appleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Pamela Appleton, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120413-0031462, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 5th Day of April, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 5th day of April, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

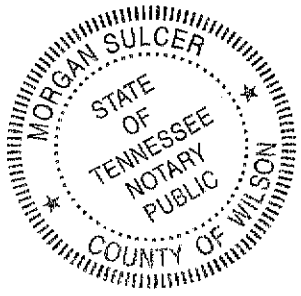
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013