BILL GARRETT, Davidson County
Trans: T20120030113 DEEDWARR
Recvd: 04/25/12 09:21 2 pgs
Fees: 13.00 Taxes: 616.05
20120425-0035274

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2012 Notary Public MY COMMISSION EXPIRES: 5-4-15 (AFFIX SEAL)

Return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Rogers	New American Mortgage, LLC	03403005700
(NAME)	(NAME)	
2109 Paula Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Virginia Beach, VA, 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Frederick R. Fuller and Rose M. Fuller**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyle Rogers**, unmarried 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:
Land in Davidson County, Tennessee, being Lot No. 250 on the plan of Shepherd Hills, Section 4, as shown by plat of record in Plat Book 2854, page 100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 250 fronts 200 feet on the southerly side of Paula Drive and extends back between parallel lines 205 feet to a dead line in the rear.

Being the same property conveyed to Bonnie Grundy from Chad R. Grundy and wife, Amy C. Grundy by Quitclaim Deed dated October 11, 2007 and filed in Instrument Number 20071016-0122505, said Register's Office. Further, being the same property conveyed to Frederick R. Fuller and Rose M. Fuller, husband and wife, by Warranty Deed from Bonnie Grundy, unmarried, dated March 31, 2011 and filed on April 6, 2011 in Instrument Number 20110406-0026517, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2109 Paula Drive, Madison, TN 37115

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, has 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.

Witness our hands this **12th** day of **April, 2012**

Frederick R. Fuller

Rose M. Fuller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Frederick R. Fuller and Rose M. Fuller**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **April, 2012**

Notary Public

My commission expires: 5-4-15

