BILL GARRETT, Davidson County
Trans:T20120049755 DEEDWARR
Recvd: 07/06/12 08:59 2 pgs
Fees:13.00 Taxes:582.75
20120706-0059336

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$157,500.00
x James A. Semmens, Sr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: (AFFIX SEAL) 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 12/27/15

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Semmens, Sr. 104 Teresa Drive Old Hickory, TN 37138	Navy Federal Credit Union 5550 Heritage Oaks Drive Pensacola FL 32526	Map & Parcel: 053-11-107.00

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, we,

Rucker K. Chunn and wife, Cathey B. Chunn

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James A. Semmens, Sr., an unmarried man

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:

A certain tract or parcel of land located in the 11th Councilmanic District of Davidson County, Tennessee in the City of Lakewood, and being Lot No. 10 on the Final Plat Resubdivision of Lot No. 9 and Lot No. 10 Teresa Drive Subdivision, as shown on the Plat of record as Instrument No. 20081009-0102457, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rucker K. Chunn and wife, Cathey B. Chunn by Deed from Michael Joe Morton and Lillian Camille Morton dated December 16, 1997 of record in Book 10727, Page 22, and by Quitclaim Deed from Lee Ann Singleton aka Lee Ann Singleton Catalano, sole heir of Kenneth G. Singleton and spouse, Michael Catalano of record in Instrument No. 20081112-0111706, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained on Plat of record in Instrument Number 20081009-0102457, Register's Office for Davidson County, Tennessee.
2) Property is subject to easement for sewer/construction to Metro Government of record in Book 8896, Page 542, said Register's Office.
3) 2012 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **104 Teresa Drive, Old Hickory, TN 37138**
(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.

Witness our hand(s) this 3rd day of July, 2012.

Rucker K. Chunn

Cathey B. Chunn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rucker K. Chunn and wife, Cathey B. Chunn, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of July, 2012.

Donna C. Ponk
NOTARY PUBLIC

My Commission Expires: 11-3-2015

DONNA C. PONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076