BILL GARRETT, Davidson County
Trans:T20120050640 DEEDWARR
Recvd: 07/10/12 11:15 3 pgs
Fees:18.00 Taxes:610.87

20120710-0060489

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
673402 2011-08500
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
National Residential Nominee Services, Inc.	National Residential Nominee Services, Inc.	135.06-0A-048.00CO
7500 North Dallas Parkway Suite 100	7500 North Dallas Parkway Suite 100	
Plano, TX 75024	Plano, TX 75024	

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, Anthony D. Howard and Kim L. Howard, 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. 20000919 0093013 in the Register's Office of DAVIDSON County, Tennessee.

STATE OF MS
COUNTY OF DESOTO

The actual consideration or value whichever is greater, for this transfer is $ 165,100.00

Affiant Rebecca D Reed

Subscribed and sworn to before me this the 9th day of July 2012

Notary Public

My commission expires:

(Affix Seal)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 71739
JASON LASHLEE
Commission Expires
Oct. 23, 2015
DESOTO COUNTY

This is unimproved ( ), known as 109 Forge Ridge Court, Nashville, TN 37217

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 9th day of March, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anthony D. Howard

Kim L. Howard

STATE OF
COUNTY OF

Personally appeared before me, Nick Eckert, a Notary Public in and for said County and State, Anthony D. Howard, 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 Nashville, TN executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2012.

Notary Public
My Commission Expires: 01/06/14

NICK ECKERT
(This area for official notarial seal)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, Nick Eckert, a Notary Public in and for said County and State, Kim L. Howard, 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 Nashville, TN executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2012.

Notary Public
My Commission Expires: 01/06/14

NICK ECKERT
(This area for official notarial seal)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

BEING Lot No. 48, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Page 295 and 296, and corrected in Book 10316, Page 880, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

For information purposes only:

Map/Parcel ID Number: 135.06-0A-048.00CO

BEING the same property conveyed to Anthony D. Howard and wife, Kim L. Howard by Warranty Deed from Frank Batson Quality Homes, Inc., dated September 15, 2000, recorded September 19, 2000, as Document No. 200009190093013, in the Register's Office of Davidson County, Tennessee.