RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120058243 DEEDWARR Recvd: 08/07/12 08:25 2 pgs Fees:13.00 Taxes:449.55 20120807-0070076

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010684

MAP - PARCEL NO:176-050-A-075.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
REGIONS BANK	JEREMIAH A. MARKERT	REGIONS BANK
2050 PARKWAY OFFICE CIRCLE	6612 SHADYVIEW DRIVE	2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244'	ANTIOCH, TN 37013	BIRMINGHAM, AL 35244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CURTIS ROSS LINDSEY and wife, AMY MARIE LINDSEY**, have bargained and sold and by these presents do transfer and convey unto **JEREMIAH A MARKERT and wife, REBECCA W MARKERT, their** heirs and assigns forever, the following described property, to wit:

Lot 296, Hickory Woods Estates, Section C, as shown on plat of record in Plat Book 6900, pages 884, 885, 886, and 887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curtis Ross Lindsey and Amy Marie Lindsey, by Warranty Deed from Robert L. Bunting and Dorothy L. Bunting, husband and wife, of record in Instrument No. 20041116-0137596, Register's Office for Davidson County, Tennessee, dated November 1, 2004.

This is ☑ improved ☐ unimproved property known as 6612 Shadyview Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Hickory Woods Estates, Section C , of record in Plat Book 6900, page 884, 885, 886, and 887, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 3rd day of August, 2012.

CURTIS ROSS LINDSEY

AMY MARIE LINDSEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CURTIS ROSS LINDSEY and AMY MARIE LINDSEY**, the bargainor(s), with whom I am personally acquainted (or 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 and seal, at office, on this 3rd day of August, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$121,500.00**.

Affiant

SWORN TO and subscribed before me on this 3rd day of August, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY