Davidson County DEEDWARR
Recvd: 08/14/12 13:13 3 pgs
Fees:18.00 Taxes:529.10
20120814-0072628

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Sonja Fulmer
Affiant

Subscribed and sworn to before me this 13TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 2/22/15

(AFFIX SEAL)

State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Fulmer and Sonja Fulmer, husband and wife	SunTrust Mortage, Inc.	181100A00600CO
1038 Gracelawn Dr ~~6725 Autumn Oaks Drive~~ (ADDRESS)	(NAME) 1001 Semmes Avenue, RVW-5023 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Elizabeth Murdock, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Fulmer and Sonja Fulmer, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 6 ON THE PLAN OF SECTION ONE AUTUMN OAKS, AS OF RECORD IN PLAT BOOK 9700, PAGES 913 AND 914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH MURDOCK, UNMARRIED, BY DEED FROM BREE A. TAYLOR, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20060310-0028005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6725 Autumn Oaks Drive, Brentwood, TN 37027
(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 my/our hand(s) this 13th day of August, 2012.

WARRANTY DEED
(Continued)

Elizabeth Murdock
Elizabeth Murdock

STATE OF Nebraska

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Murdock, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of of August, 2012.

Amy Hamilton
Notary Public

My Commission Expires:

(SEAL)

AMY HAMILTON
General Notary
State of Nebraska
My Commission Expires Sep 8, 2014

RETURN TO:
Amy Cross Nance
103 Forest Crossing Blvd., Ste. 205
Franklin, TN 37064

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

