BILL GARRETT, Davidson County
Trans:T20120063922 DEEDWARR
Recvd: 08/27/12 13:02 3 pgs
Fees:18.00 Taxes:517.63

20120827-0076932

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
693405 BABER
Joe Krocak

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0309

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) James C. Johns	(NAME) Regions Bank d/b/a Regions Mtg.	064160C09000CO
(STREET ADDRESS OR ROUTE NUMBER) 914 Bexhill Ct. S.	(STREET ADDRESS) 2050 Pkwy Office Circle	
(CITY) Hermitage (STATE) TN (ZIP) 37076	(CITY) Birmingham (STATE) AL (ZIP) 35244	

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, Matthew Baber and Lori Baber, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said James C. Johns and Lorraine L. Johns, husband and wife, 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. 20040512-0056401 in the Register's Office of DAVIDSON County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 139,900.00

Affiant

Subscribed and sworn to before me this the 17th day of August, 2012.

Notary Public

My commission expires: 3/8/15

(Affix Seal)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

This is unimproved ( ), known as 914 Bexhill Court South, Hermitage, TN 37076
improved (XX)

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 18th day of June, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Matthew Baber

Lori Baber

STATE OF South Carolina
COUNTY OF Beaufort

Personally appeared before me, Tonisha Stiney, a Notary Public in and for said County and State, Matthew Baber, 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 he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2012.

Tonisha Stiney
Notary Public
My Commission Expires:

(This area for official notarial seal)

TONISHA STINEY
Notary Public - Notary Seal
STATE OF SOUTH CAROLINA
My Commission Expires: Nov. 1, 2012

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, Cindy Clowers, a Notary Public in and for said County and State, Lori Baber, 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 She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2012.

Cindy R. Clowers
Notary Public
My Commission Expires: 11-4-12

(This area for official notarial seal)

CINDY R. CLOWERS
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN REC

FRS File No.: 693405 Customer File No.: BABER Matthew Baber

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Wembley Downs, Section Four, a Planned Unit Development of record in Plat Book 7900, Page 456, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,.

Being the same property conveyed to Matthew Baber, single man and Lori Weigel, single woman, as joint tenants by deed from Joshua L. Kendall and wife, Whitney N. Kendall of record in Instrument Number 20040512-0055401, re-recorded in Instrument Number 20041229-0153564, Register's Office for Davidson County, Tennessee, dated May 7, 2004.