RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-9785

BILL GARRETT, Davidson County
Trans:T20120075012 DEEDWARR
Recvd: 10/03/12 13:06 3 pgs
Fees:18.00 Taxes:1124.80
20121003-0090472

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
686598 416523-000294
Liz Barber

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) James F. Bishop	(NAME) NEW OWNER	104-13-A-52.00C0
(STREET ADDRESS OR ROUTE NUMBER) 401 Bowling Ave #53	(STREET ADDRESS) 401 Bowling Ave #53	
(CITY) (STATE) (ZIP) Nashville TN 37205	(CITY) (STATE) (ZIP) Nashville TN 37205	

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, Carolyn Clemmings, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said James F. Bishop, married and Robin Bishop* the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

Buntin, unmarried, joint tenants with right of survivorship

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $304,000.00

Affiant _____

Subscribed and sworn to before me this the 20th day of SEPTEMBER 2012

My commission expires: JUNE 14, 2015
(Affix Seal)

Notary Public _____

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved ( ), known as 401 Bowling Avenue, Unit # 53, Nashville, TN 37205
improved (X)

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 22nd 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.

Carolyn Clemmings

Carolyn Clemmings

~~STATE OF~~ District of Columbia
COUNTY OF

Personally appeared before me, Laura L. Montgomery, a Notary Public in and for said County and State, Carolyn Clemmings, the within named bargainor Single (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 22 day of March, 2012.

Laura L. Montgomery
Notary Public
My Commission Expires: Nov. 30, 2015

(This area for official notarial seal)
LAURA L. MONTGOMERY
Notary Public, District of Columbia
My Commission Expires
Nov. 30, 2015



STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____ (This area for official notarial seal)
Notary Public
My Commission Expires:

Exhibit "A"

Land in Davidson County, Tennessee, being Building Site no. 52, also designated as Unit No. 53, on the Plan of Richmeade Place, Section Three, of record in Book 5050, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn Clemmings, an unmarried woman by deed from L. Winston Biggs and wife, Linda J. Biggs of record in Instrument No. 20041012-0122837, said Register's Office, dated October 1, 2004.