Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20120078897 DEEDWARR
Recvd: 10/17/12 10:39 3 pgs
Fees: 18.00 Taxes: 962.00
20121017-0095175

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
696901 2012-13068
Chasity Philpott

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Ward and wife, Melissa L. Ward	Mortgage Inv Grp	172.05-0B-048.00C0
124 Sterling Oaks Court	8320 E. Walker Springs Lane #200	
Brentwood, TN 37027	Knoxville, TN 37923	

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, Karen S. Holt and Dale R. Moore, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said James A Ward and wife, Melissa L Ward 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. 20091112-0104440 in the Register's Office of DAVIDSON County, Tennessee.

STATE OF TN
COUNTY OF Wilson The actual consideration or value whichever is greater, for this transfer is $ 260,000.00

Affiant Ashley Salisbury

Subscribed and sworn to before me this the 11th day of October 2012

Notary Public

My commission expires: 6/15/14

(Affix Seal)

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

This is unimproved ( ) known as 124 Sterling Oaks Court, Brentwood, TN 37027

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 25TH day of AUGUST, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karen S. Holt

Dale R. Moore

STATE OF
COUNTY OF

Personally appeared before me, EMMANUEL NIEVES, a Notary Public in and for said County and State, Karen S. Holt, the within named bargainor, MARRIED TO DALE MOORE (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that KAREN HOLT executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25TH day of AUGUST, 2012.

Notary Public EMMANUEL NIEVES
My Commission Expires: MARCH 7TH, 2016

(This area for official notarial seal)

EMMANUEL NIEVES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, EMMANUEL NIEVES, a Notary Public in and for said County and State, Dale R. Moore, the within named bargainor, MARRIED TO KAREN HOLT (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that DALE MOORE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25TH day of AUGUST, 2012.

Notary Public EMMANUEL NIEVES
My Commission Expires: MARCH 7TH, 2016

(This area for official notarial seal)

EMMANUEL NIEVES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FRS File No.: 696901 Customer File No.: 2012-13068 Karen S. Holt

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of STERLING OAKS, PHASE 1, as shown on plat of record in Plat Book 8250, Page 998, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.