BILL GARRETT, Davidson County
Trans: T20120085470 DEEDWARR
Recvd: 11/08/12 10:41 3 pgs
Fees: 18.00 Taxes: 884.30

20121108-0103184

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
697467 AMR-171801
Dianne Buss

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa M. Mackin, et vir	Regions Mortgage	Map76Group13Parcel6
(NAME) 957 Wonderland Pass	(NAME) 2050 Parkway Office Circle	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jon Derrick Proffitt and Cindy Ann Proffitt, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Lisa M. Mackin and Daniel A. Mackin, wife* the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*and husband,

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 Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $239,000.00

Affiant Lisa M. Mackin

Subscribed and sworn to before me this the 6th day of November, 2012.

Notary Public

My commission expires: 04/06/2013
(Affix Seal)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This is unimproved ( ), known as 957 Wonderland Pass, Hermitage, TN 37076
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 4th day of September, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jon Derrick Proffitt

Jon Derrick Proffitt

Cindy Ann Proffitt

Cindy Ann Proffitt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ember Dunn, a Notary Public in and for said County and State, Jon Derrick Proffitt, the within named bargainor ~~his~~ 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 4th day of September 2012.

Ember Dunn

Notary Public
My Commission Expires:

(This area for official notarial seal)

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ember Dunn, a Notary Public in and for said County and State, Cindy Ann Proffitt, 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 4th day of September, 2012.

Ember Dunn

Notary Public
My Commission Expires: September 9, 2014

(This area for official notarial seal)

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

FRS File No.: 697467 Customer File No.: AMR-171801 Jon Derrick Proffitt

EXHIBIT A

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

BEING A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
BEING LOT NO. 2, ON THE PLAN OF COLE'S RETREAT, OF RECORD IN INSTRUMENT 20021120-0144463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED FROM EASTLAND CONTRUCTION, INC. TO JON DERRICK PROFFITT AND WIFE, CINDY ANN PROFFITT, DATED OCTOBER 18, 2004, RECORDED OCTOBER 26, 2004 IN INSTRUMENT BOOK 20041026-0128558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL, RECORDED AND UNRECORDED, ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES.
FURTHER SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF RECORD IN INSTRUMENT 20021120-0144463, SAID REGISTER'S OFFICE, EASEMENT TO FIRST SUBURBAN WATER UTILITY DISTRICT OF RECORD IN BOOK 9086, PAGE 748, SAID REGISTER'S OFFICE,STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT 20021016-0127133, SAID REGISTER'S OFFICE.