Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/30/12 09:14 3 pgs
Fees:18.00 Taxes:647.50
20121130-0109819

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 28 day of November, 2012.

Notary Public
My commission expires: 2/23/15

02-1210-48136

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry Fuson 112 Brian Circle Antioch TN 37013	F & M Bank 10 Cadillac Dr. Ste 100 Brentwood, TN 37027	173-04-0-A-013.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Freeda Mae St. John, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terry Fuson and Stephanie Fuson, husband and wife, hereinafter called the Grantees, their successors and assigns, a 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. 13, on the Final Plan of Subdivision for Phase I, Oak Highlands, of record in Book 6900, Pages 432-435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Freeda Mae St. John, a single woman by deed from Robert W. Wahby and wife, Catherine A. Wahby, dated September 28, 1994, recorded September 30, 1994, of record in Book 9479, Page 433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 112 Brian Circle, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of November, 2012.

Freeda Mae St. John

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Freeda Mae St. John, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of November, 2012.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14



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.

