WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

JANICE H. COLLINS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-8-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexis Mann	Primelending, a Plainscapital Company	09611019500
(NAME)	(NAME)	
3203 Lakeland Drive	18111 Preston Road Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3405	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130000096 DEEDWARR
Recvd: 01/02/13 09:04 2 pgs
Fees:13.00 Taxes:506.90
20130102-0000111

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sheri Prosser, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alexis Mann, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 95 on the plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sheri Prosser by Deed from The Bank Of New York Mellon fka The Bank Of New York as trustee for the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1, dated 06/27/2012 and filed for record on 07/06/2012 in Instrument 201207060059633, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters as set forth per Plat Book 3300, Page 38, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3203 Lakeland Drive, Nashville, TN 37214-3405
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 27th day of December, 2012.

Sheri Prosser

State of Tennessee
County of Wilson

Personally appeared before me Sheri Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2012.

Notary Public _____
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

