160,000.00

WARRANTY DEED

KW13-4816

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

SUSAN E. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Homeland Title, LLC
(899 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Fulmer	New American Mortgage LLC (NAME)	
4816 Milner Dr. (ADDRESS)	841 Seahawk Circle (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	147-06-115.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we APRIL VANCE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD FULMER, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 18 on the Plan of Section One (Revised), Caldwell Hall, of record in Plat Book 2900, Pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to April Vance, unmarried by Deed from Pamela S. Meloy, unmarried of record in Instrument No. 20040629-0076784, Register's Office for Davidson County, Tennessee, dated June 18, 2004 and recorded on June 29, 2004.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2900, pages 57, 58, and 59; Book 2929, page 117; Book 2997, page 93, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4816 Milner Dr., Nashville, Tennessee 37211
(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 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 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/our hand(s) this 31st day of January, 2013.

April Vance

April Vance

BILL GARRETT, Davidson County
Trans: T20130009610 DEEDWARR
Recvd: 02/04/13 15:44 2 pgs
Fees: 13.00 Taxes: 592.00

20130204-0011552

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of January, 2013, before me personally appeared April Vance, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of January, 2013.

Notary Public

My Commission Expires: 8/28/2016

(SEAL)

SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959