Return to; Waterstone Title 1608 Williams Drive Suite 103
Murfreesboro, TN 37129

WARRANTY DEED	STATE OF Tennessee COUNTY OF ~~Davidson~~ Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00 Affiant Subscribed and sworn to before me, this 14th DAY OF February, 2013. Notary Public MY COMMISSION EXPIRES: 5/23/16 (AFFIX SEAL)
G-VRES-13-1710	

ROBIN BOWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamar F. Poole	MidSouth Bank	
1710 Red Jacket Drive	(NAME) One East College Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37130	173-5-A-130.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CHRISTINA HOWARD, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMAR F. POOLE, A SINGLE WOMAN , 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 UNIT 130, BARNES CROSSING, PHASE ONE, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050721-0084791, RE-RECORDED AT INSTRUMENT NO. 20050805-0092480, AMENDED AT INSTRUMENT NOS. 20051114-0136938 AND 20071227-0147998, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINA HOWARD, UNMARRIED BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, RECORDED ON THE 7TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060207-0015326, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PUD BOUNDARY PLAT OF RECORD IN INSTRUMENT NO. 20050128-0010427; MASTER DEED OF RECORD IN INSTRUMENT NO. 20050721-008479 RE-RECORDED IN INSTRUMENT NO. 20050805-0092480, AMENDED IN INSTRUMENT NOS. 20051114-0136938 AND 20071227-0147998; EASEMENT OF RECORD IN INSTRUMENT NO. 20050811-0095171AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1710 Red Jacket Drive, Antioch, Tennessee 37013
(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.

BILL GARRETT, Davidson County
Trans:T20130013034 DEEDWARR
Recvd: 02/15/13 09:52 2 pgs
Fees:13.00 Taxes:429.20
20130215-0015522

Christina Howard

STATE OF New Jersey
COUNTY OF Camden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christina Howard, the within named bargainor, 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 and official seal, this the 13 day of February, 2013.

Notary Public

My Commission Expires: June 28, 2015

(SEAL)

CINDY L DOYLE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 28 2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903