#18739 43194

Davidson County DEEDWARR
Recvd: 03/01/13 13:47 3 pgs
Fees:18.00 Taxes:351.50
20130301-0020880

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Caleb W Randall
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of February, 2013.

Lori Holloway
Notary Public

(Affix Seal)

My Commission Expires: ~~6-28-15~~ 6-21-15

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE

AT-20130008

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Caleb Randall	Prime Lending	150.01-0-188.00
461 Clearwater Drive	18111 Preston Road #900	
Antioch, TN 37013	Dallas, TX 75252	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Paul Kazanofski and William Little**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Caleb Randall**, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

BEING LOT NO. 154, ON THE PLAN OF EDGE-0-LAKE ESTATES, SECTION EIGHT, OF RECORD IN BOOK 3700, PAGE 101, REGISTERS OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to Paul Kazanofski and William Little from Federal Home Loan Mortgage Corporation by Special Warranty Deed dated September 26, 2012 and recorded October 9, 2012 in Instrument #20121009-0092396, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 461 Clearwater Drive, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 28th day of February, 2013

Paul Kazanofski

William Little

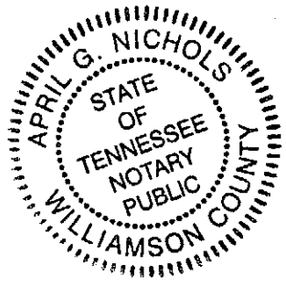
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Paul Kazanofski William Little, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 28th day of February, 2013.

Notary Public
My Commission Expires: 6-28-15



I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY