BILL GARRETT, Davidson County
Trans:T20130025693 DEEDWARR
Recvd: 04/01/13 11:13 2 pgs
Fees:13.00 Taxes:418.10
20130401-0031328

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0044HV

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00.

Lakhisha Gholston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2013.

Notary Public
Commission Expires: 8-29-2014

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lakhisha Gholston 1905 Terragon Court Antioch, TN 37013	NEW OWNER	148-08-0A-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tonya Terrell, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lakhisha Gholston and ~~Drrix~~ Derrix T. Gholston, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 58, Quiet Creek, Phase Two, Section One, as shown on plat of record in Instrument No. 20040106-0002099, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carlos Terrell and Tonya Terrell, husband and wife, by Warranty Deed from Affordable Housing Resources, Inc., dated May 13, 2010 and recorded May 18, 2010 in Instrument No. 20100518-0038352, Register's Office for Davidson County, Tennessee. The said Carlos Terrell having since died on August 12, 2011, vesting property to Tonya Terrell as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1905 Terragon Court, 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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

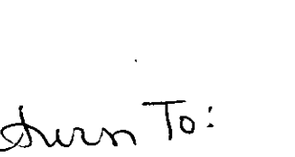
Dated this the 25th day of March, 2013.

Tonya Terrell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tonya Terrell, unmarried** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of March, 2013.



Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2612 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122