BILL GARRETT, Davidson County
Trans: T20130030844 DEEDWARR
Recvd: 04/16/13 08:26 3 pgs
Fees: 18.00 Taxes: 5901.50
20130416-0037445

This instrument prepared by:
Fidelity Residential Solutions
7330 San Pedro, Suite 300
San Antonio, TX 78216
707642 144430
Linda Farley

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) National Residential Nominee Services Inc.	NEW OWNER (NAME)	117-06-008-000
(STREET ADDRESS OR ROUTE NUMBER) 7330 San Pedro, Suite 300 San Antonio, TX 78216	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Michael J. Stroup and Karen B. Stroup, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said National Residential Nominee Services Inc._____ _____the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 1,595,000.00

Affiant Robin Edwards

Subscribed and sworn to before me this the 15th day of April 2013

Notary Public Janice H. Collins

My commission expires: 9-8-13 (Affix Seal)

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

This is unimproved ( ), known as 3425 Hampton Avenue, Nashville, TN 37215
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 15th day of February, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael J. Stroup

Karen B. Stroup

STATE OF TN.
COUNTY OF Williamson

Personally appeared before me, Gail D. Pratt, a Notary Public in and for said County and State, Michael J. Stroup, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2013

Gail D. Pratt

(This area for official notarial seal)

Notary Public
My Commission Expires:

GAIL D. PRATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 2, 2013

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, Gail D. Pratt, a Notary Public in and for said County and State, Karen B. Stroup, the within named bargainor _____ (fill in marital status), 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, at office, this 15 day of February, 2013.

Gail D. Pratt

(This area for official notarial seal)

Notary Public
My Commission Expires:

GAIL D. PRATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 2, 2013

Exhibit "A"

Land in Davidson County, Tennessee, and being the Westerly part of Lot No. 27 on the Plan of Hillsboro Heights, not-of-record, and described according to a copy of a survey thereof made in May of 1910, by W.B. Southgate, Civil Engineer, as follows:

Beginning at a point on the Southerly margin of Hampton Avenue, 1390 feet West of the center line of 23rd Avenue South; thence with the Southerly margin of Hampton Avenue, Westwardly 110 feet to the line between Lots Nos. 27 and 28; thence, with said line (between said lots) Southwardly 345.7 feet to the common corner of Lots Nos. 27, 28, 30 and 31; thence, with the line between Lots Nos. 27 and 31, Eastwardly 110 feet; thence, Northwardly and parallel with the dividing line between Lots Nos. 27 and 28, 345.2 feet, more or less, to the point of beginning.

Being the same property conveyed to Michael J. Stroup and wife, Karen B. Stroup by Warranty Deed from Amy L. Parker, unmarried, recorded on the 27th day of October, 2009 in Instrument No. 20091027-0098973, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Stroup and wife, Karen B. Stroup by Quitclaim Deed from Michael J. Stroup and wife, Karen B. Stroup of record at Instrument No. 20091027-0098973, Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on January 30, 2013.