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Box 49

BILL GARRETT, Davidson County
Trans:T20130036185 DEEDWARR
Recvd: 05/01/13 14:59 3 pgs
Fees:18.00 Taxes:777.00
20130501-0043841

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
709534 RAI-2844
Natalie Riesberg

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 097-02-0A-153.00CO
James D. Sampley, Jr and Karen J. Sampley	New Owner	
1684 Stonewater Drive		
Hermitage, TN 37076		

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, Patricia N. Bay fka Patricia N. White and Christopher Bay, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said **James D. Sampley, Jr and Karen J. Sampley, husband and wife** the Grantess herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A"

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $210,000.00

Affiant Karen Howard

Subscribed and sworn to before me this the 30th day of April 2013

Notary Public

My commission expires: 09/22/2015
(Affix Seal)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This is unimproved ( ), known as 1684 Stonewater Drive, Hermitage, TN 37076
improved ( )

improved ( )

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 24th day of April, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patricia N Bay fka Patricia N White

Patricia N. Bay fka Patricia N. White

Christopher Bay

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, Patricia N Bay fka Patricia N White, a Notary Public in and for said County and State, Patricia N. Bay fka Patricia N. White, 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 she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2013.

Wendy Washburn

Notary Public

My Commission Expires: 10-5-2016

(This area for official notarial seal)

WENDY WASHBURN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 10-05-2016

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, Christopher Bay, a Notary Public in and for said County and State, Christopher Bay, 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 24th day of April, 2013.

Wendy Washburn

Notary Public

My Commission Expires: 10-5-2016

(This area for official notarial seal)

WENDY WASHBURN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 10-05-2016

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925 and in Instrument No. 20120705-0059091, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

For information purposes only:

Map/Parcel ID Number: 097-02-0A-153.00CO

BEING the same property conveyed to Patricia N. White and Christopher Bay, joint tenants with right of survivorship, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated March 23, 2012, recorded March 26, 2012, as Document No. 20120326-0025676, Register's Office of Davidson County, Tennessee. The said Patricia N White and Christopher Bay have since married and the said Patricia N. White is now known as Patricia N. Bay.