Bk 29

Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0368

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2013

Notary Public
Commission Expires: _____

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

BILL GARRETT, Davidson County
Trans:T20130036612 DEEDWARR
Recvd: 05/02/13 13:41 2 pgs
Fees:13.00 Taxes:1243.39
20130502-0044413

Address of New Owner	Send Tax Bills To:	Map & Parcel
Josh Souder 453 High Point Terrace Brentwood, TN 37027	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	181-10-D-013.00CO

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,

Touchstone Builders, Inc.

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

Meghan Souder and Josh Souder, 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 No 13 on the Final Plat of Jackson Valley Subdivision, Section II, of record in Instrument No. 20071012-0121332, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Touchstone Builders, Inc., a Tennessee Corporation, by Warranty Deed, from GSH Development, LLC, dated November 2, 2012 and recorded November 8, 2012 of record in Instrument No. 20121108-0103186, said Register's Office.

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: 453 High Point Terrace, Brentwood, TN 37027.

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 30th day of April, 2013.

Touchstone Builders

By: _____
Douglas Schenkel

_____

STATE OF TENNESSEE)
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Douglas Schenkel with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of **Touchstone Builders, Inc.,** the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2013.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

_____
Notary Public
My Commission Expires: _____

(Notary Seal)