BILL GARRETT, Davidson County
Trans:T20130038140 DEEDWARR
Recvd: 05/07/13 14:31 3 pgs
Fees:18.00 Taxes:699.30
20130507-0046098

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
708605 58867
Natalie Riesberg

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		098050A13500CO
(NAME) National Residential Nominee Services Inc.	(NAME) NEW OWNER	
(STREET ADDRESS OR ROUTE NUMBER) 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344	(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, Melinda Ryals, an unmarried woman 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. 20010821-0094111 in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 189,000.00

Affiant _____

Subscribed and sworn to before me this the 29th day of April 2013.

Notary Public Janice H. Collins

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

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

This is unimproved ( ), known as 5629 Chestnutwood Trail, Hermitage, TN 37076

This is unimproved ( ), known as 5629 Chestnutwood Trail, Hermitage, TN 37076
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 8 day of March, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Melinda Ryals

Melinda Ryals

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dawn Padgett, a Notary Public in and for said County and State, Melinda Ryals, the within named bargainor single (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 8 day of March, 2013.

D Padgett

Notary Public
My Commission Expires: May 20, 2014

(This area for official notarial seal)

D. PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 20, 2014

FRS File No.: 708605 Customer File No.: 58867 Melinda Ryals

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Revision One, Section Five, Hampton Hall of record in Instrument No. 200007280074425 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melinda Ryals, an unmarried woman by Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record at Instrument No. 20010821-0090411, Register's Office for Davidson County, Tennessee, dated August 17, 2001 and recorded on August 21, 2001.