WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/13 09:58 3 pgs
Fees:18.00 Taxes:715.95
20130515-0048845

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-2

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Fuller	Wells Fargo Home Mortgage	10804021400
(NAME)	(NAME)	
124 Fitzpatrick Court	1 Home Campus, MAC #X2301-04G	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3956	Des Moines, IA 50328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Ross Groover and wife, Julie D. Groover**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James R. Fuller, married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 378 on the plan of Larchwood, Section 7, recorded in Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Ross Groover by Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), dated 09/24/2007 and filed for record on 10/10/2007 in Instrument 200710100120620, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 274, said Register's Office.

Restrictive Covenants of record in Book 5158, Page 918; Book 5479, Page 443; Book 5681, Page 532; Book 6011, Page 130; Book 6076, Page 69; Book 6079, Page 236; Book 6103, Page 741; Book 6121, Page 24; Book 6137, Page 470; Book 6137, Page 474; Book 6137, Page 478; Book 6221, Page 430; Book 6452, Page 163; Book 6535, Page 880; Book 7216, Page 574, and Instrument 201011100090393, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 124 Fitzpatrick Court, Nashville, TN 37214-3956
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 13th day of May, 2013.

William Ross Groover

Julie D. Groover

State of Tennessee
County of Wilson

Personally appeared before me William Ross Groover and Julie D. Groover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of May, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

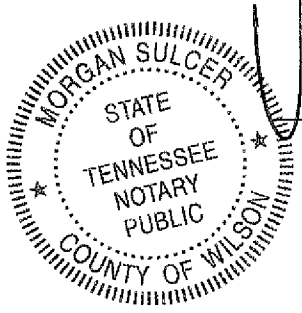
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

(SEAL)

My Commission Expires: 9/2/2013