Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this 17th day of May 2013.

Notary Public
My commission expires: January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/21/13 11:30 3 pgs
Fees:18.00 Taxes:1072.63
20130521-0051152

Address of New Owner:	Send Tax Bills to:	Tax Information
Lance Greenwalt	First Community Mortgage, Inc.	155030D04900
6700 Cold Stream Drive	275 Robert Rose Dr.	
Nashville TN 37221	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kevin Michael Major and wife Amy S. Major hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lance Greenwalt and wife Suzanne Greenwalt hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 49 on the Plan of Allens Green Section 1 of record in Book 7900 Page 682 Register's Office for Davidson County, Tennessee to which plan rerference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Michael Major and wife Amy S. Major by deed from Patricia J. Monczewski of record in Book 11394 Page 934 Register's Office for Davidson County, Tennessee and dated March 17, 1999.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Allens Green Section 1 of record in Book 7900 Page 632, Register's Office for Davidson County, Tennessee 3) Easement of record in Book 8278 Page 236 4) Charter of Allens Green Homeowner's Association of record in Book 9231 Page 826 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9231 page 789 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 6700 Cold Stream Drive, Nashville, Tennessee 37221

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and 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 my hand this 17th day of May, 2013.

Kevin Michael Major

Amy S. Major

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Michael Major and Amy S. Major, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of May, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07638

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

