WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

~~Affiant~~

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

Notary Public:

MY COMMISSION EXPIRES: 9.12.16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Monique M. Joseph	Platinum Mortgage	Parcel ID:
1908 Welsenboro Cir.	103 Spenryn Drive	08608007200
Hermitage, TN 37076	Madison, AL 35758	

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, we

Christy Veal and husband, Jason Veal

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Monique M. Joseph , unmarried

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:

BEING Lot No. 375, on the Plan of Camden Woods, Phase 1, of record in Plat Book 6900, Page 697, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Christy Veal by deed from Amy Joyner Phelan and Sean P. Phelan, of record in Instrument 20050601-0061574, dated May 31, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7620, Page 561; Book 7657 Page 580; Book 7675, Page 926; Book 9036, Page 329; Book 9231, Page 737; and Book 7620, Page 583, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 697, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1908 Welsenboro Cir., Hermitage, TN 37076

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 do 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 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 30th day of August, 2013.

Christy Veal
Christy Veal

Jason Veal

BILL GARRETT, Davidson County
Trans:T20130078683 DEEDWARR
Recvd: 09/11/13 10:58 2 pgs
Fees:13.00 Taxes:647.50

20130911-0095853

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy Veal and Jason Veal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 8/23/16

Notary Public

