Davidson County	DEEDWARR
Recvd: 12/11/13 10:00	3 pgs
Fees:18.00 Taxes:536.50	
20131211-0125420	

WARRANTY DEED

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2013.

Kristi Minton
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryce Foster	First National Mortgage Servicesm LLC	089-07-O-113.00
(NAME)	(NAME)	
1228 Jacksons Hill Road	2230 Mercury Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboron, Tn. 37130	
(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, **Carolyn Lawrence**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bryce Foster, unmarried**, 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 Number 80, Final PUD Plan, Phase II Jackson's Retreat, as shown on plat of record in Plat Book 5200, Page 673 as amended in Book 6407, Page 76 and Instrument 20081023010617l, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot. Said lot being Tax Parcel 08607011300.

Being the same property conveyed to Carolyn Lawrence by Special Warranty Deed dated 07/25/2012 for consideration of $30,500.00 from CitiMortgage, Inc. of record in Instrument 201208060069502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat of record in Plat Book 5200, Page 673, as amended in Plat Book 6407, Page 76 and Instrument 200810230106171, (2) Declaration of Covenants, Conditions and (4) By-Laws of record in Book 5745, Page 294, said Register's Office.

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 ☑ properly, known as 1228 Jacksons Hill Road, Hermitage, TN 37076
(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 my hand this 6th day of December, 2013.

Carolyn Lawrence

State of Tennessee
County of Davidson

Personally appeared before me Carolyn Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand ~~and seal~~ this 6th day of December, 2013.

Notary Public Chris Jackson
My Commission Expires: 5/13/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

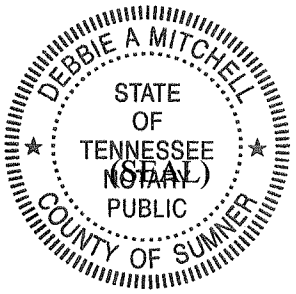
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017