BILL GARRETT, Davidson County
Trans:T20130104172 DEEDWARR
Recvd: 12/13/13 09:54 2 pgs
Fees:13.00 Taxes:897.25

20131213-0126190

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $242,500.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 12th day of December, 2013.

Notary Public
My commission expires: 11-3-15

06-1311-75401

Address of New Owner:	Send Tax Bills to:	Tax Information
Barry D. Fischel	U.S. Bank Home Mortgage	098-05-0-B-010.00-CO
6304 Spera Pointe Crossing	12800 Foster St	
Hermitage TN 37076	Overland Park, KS 66213	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul E. Justus and Phyllis S. Justus**, husband and wife hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Barry D. Fischel, and wife Kim R. Fischel** hereinafter called the Grantees, their successors and 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. 10, on the Plan of First Revision, Final Plat, Baypointe Subdivision, Phase 1, of record in Instrument No. 20000621-0061773, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Justus, a married person and Phyllis S. Justus, a married person by deed from Christopher Beck and Lakeisha Sisco Beck, husband and wife, dated November 19, 2007, recorded November 28, 2007, of record in Instrument No. 20071128-0138011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6304 Spera Pointe Crossing, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of December, 2013.

Paul E. Justus

Phyllis S. Justus

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul E. Justus and Phyllis S. Justus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12th day of December, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 11-3-15

