Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140024704 DEEDWARR
Recvd: 04/11/14 12:28 2 pgs
Fees:13.00 Taxes:462.50
20140411-0030553

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$125,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th DAY OF April, 2014.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-25-18
| (AFFIX SEAL)

LAURIE N. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Fleming 1625 Chestnut Oak Dr Antioch, TN 37013	American Neighborhood 700 East Gate Ste 400 Mt Laurel NJ 08054	Map 164 16 0A Parcel 056.00

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,

George Brandt

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Randy Scott Fleming and Patricia Diana Fleming, husband and wife

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:

Land in Davidson County, Tennessee, being Lot 114, Section Three, Meadow Woods of record in Instrument No. 20000921-0094039, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George Brandt by deed from Shapiro & Kirsch LLP, dated December 26, 2013, of record in Instrument No 20140107-0001692, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1625 Chestnut Oak Dr a/k/a 732 Post Oak Dr, Antioch, TN 37013
(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 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 my hand(s) this 8th day of April, 2014.

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, with whom I am personally acquainted, (or who 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, at office, this 8th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 3·3·15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027