BILL GARRETT, Davidson County
Trans:T20140051837 DEEDWARR
Recvd: 07/18/14 09:52 2 pgs
Fees:13.00 Taxes:987.90

20140718-0063802

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $267,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2014.

Notary Public
My commission expires: 3-20-18

05-1406-66313

Address of New Owner:	Send Tax Bills to:	Tax Information
Brent Fields	First Choice Loan Services	007-00-0-151.00
1821 Fox Chase	One Tower Center, 18th Floor	
Goodlettsville TN 37072	East Brunswick NJ 08816	

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, Gerard A. Blan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen L. Fields and Brent A. Fields, wife and husband, 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. 27, on the Plan of Fox Chase Meadows, of record in Book 5200, Page 194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerard A. Blan, an unmarried person by deed from Clarence C. Easterday and wife, Deborah L. Easterday, dated April 20, 2007, recorded May 3, 2007, of record in Instrument No. 20070503-0052981, 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 1821 Fox Chase, Goodlettsville, TN 37072

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 16th day of July, 2014.

Gerard A. Blan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gerard A. Blan and , 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 Hendersonville, TN, this 16th day of July, 2014.

State of Tennessee at Large

My Commission expires 4/17/2016