Davidson County DEEDWARR
Recvd: 07/29/14 14:43 3 pgs
Fees:18.00 Taxes:425.50
20140729-0067453

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,001.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2014 Notary Public MY COMMISSION EXPIRES: 5-23-16 (AFFIX SEAL)

PHILIP ELLIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rushell Wanda Crawford	First Community Mortgage, Inc.	MAP
1815 Isabelle Lane Unit 102	275 Robert Rose Drive	PARCEL 163160C10200CO
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Benjamin D. Wright and wife, Sundy P. Wright**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rushell Wanda Crawford, an unmarried person**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 102 as shown on the Plan of Matlock - Phase 1, filed as Exhibit "A" to, and established by the Master Deed for Matlock Townhomes of record in Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599 and Instrument No. 20070705-0080103, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description. Said Unit also shown on Final Plat of Matlock, of record in Instrument No. 20070430-0051281, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benjamin D. Wright and wife, Sundy P. Wright by deed from J2K Builders, LLC of record in Instrument No. 20071218-0144959 Register's Office for Davidson County, Tennessee, dated December 17, 2007 and recorded on December 18, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1815 Isabelle Lane Unit 102, Antioch, TN 37013.**

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 the 29th day of July, 2014.

Benjamin D. Wright

Sundy P. Wright

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 **Benjamin D. Wright** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2014.

My Commission expires: 1-9-16

Notary Public

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 **Sundy P. Wright** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2014.

My Commission expires: 1-9-16

Notary Public

True Copy Certification

I, Philip Ellis, 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~~.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-15

Notary' Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY