WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/05/00 13:36 2pgs
Fees:11.00 Taxes:320.05

20000905-0087441

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxine R. Johnson	Franklin Mortgage Funding of Tennessee, Inc.	Map 86
(NAME) 429 Rockwood Drive	(NAME) 25800 Northwestern Hwy. #875	Group 16-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Southfield, MI 48075	Parcel 1
(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,

Timothy Colwell and wife, Elaine B. Colwell

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maxine R. Johnson and Ronald Johnson, wife and husband , Joint Tenants w/rights of Survivorship

, 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:

Being Lot No. 10 on the Plan of Hermitage Woods, Section Three, as of record in Plat Book 5050, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy Colwell and wife Elaine B. Colwell by deed from Howard L. Spain, Jr. And wife Cynthia B. Spain, of record in Deed Book 6791, page 973, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 5211, Page 812, and in Book 5239, Page 850, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 429 Rockwood Drive, 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 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.

Timothy Colwell
Timothy Colwell

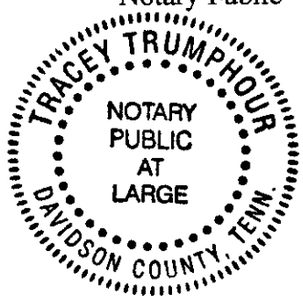
Elaine B. Colwell
Elaine B. Colwell

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Colwell and wife, Elaine B. Colwell the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of August, 2000
My Commission Expires: 3/23/02

Notary Public



File Number200006000
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122