WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Tracy Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: 7-20-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/31/01 15:34 2pgs
Fees:13.00 Taxes:295.63

20010831-0094899

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney R. Thompson	Franklin American Mortgage Company	Map 163
(NAME)	(NAME)	
108 Beech Forge Drive	501 Corporate Centre Dr. #400	Group 11-O-B
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	Parcel 74
(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, **Phaedra Hodge Marze, unmarried and Luthor Marze, Jr., married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney R. Thompson, a Single Person**, 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. 74, on the plan of Bell Forge Village, Section 4, Second Revision, as shown by plat of record in Plat Book 6250, page 201, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phaedra Hodge Marze, unmarried and Luther Marze, Jr., married by deed of record in Book 11392, page 772, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 6040, Page 538, and in Book 6350, Page 858, and in Book 6651, Page 207, and in Book 7224, Page 209, and in Book 7461, Page 530, and in Book 7464, Page 967, and in Book 7508, Page 659, 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.

Storm Water Detention Agreement in Book 6531, Page 321, Register's Office for Said County.

QCD of Common Area to Bell Forge HOA in Book 6040, Page 534 and in Book 7224, Page 177, and in Book 7552, Page 83, and in Book 7552, Page 697, and in Book 7461, Page 565, Registers Office for Said County.

QCD in Book 7224, Page 241, Registers Office for Said County.

Easement as shown of record in Deed Book 7224, Page 246, Register's Office for said County.

By laws of Record in Book 6040, Page 576, and in Book 6306, Page 644, Registers Office for Said County.

Subject to all matters as set forth per Plat Book 6250, Page 201, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 108 Beech Forge Drive, 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/our hand(s) this 28th day of August, 2001.

Elaine Hodge Marze

Phaedra Hodge Marze

Luthor Marze Jr.

File Number: 12108053

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for said County and State, personally appeared Phaedra Hodge Marze, Luthor Marze, Jr. and Elaine Hodge Marze with whom I am personally acquainted or whose identity has been proven by satisfactory evidence, and who, under oath, acknowledge that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 28th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 7-20-2003

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE