Box 52

Davidson County DEEDWARR
Recvd: 01/18/02 10:02 2pgs
Fees:13.00 Taxes:278.24
20020118-0007677

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,200.00

Mandy Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2002.

Valerie House
Notary Public

MY COMMISSION EXPIRES: 11/6/2004
(AFFIX SEAL)

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis A. Sanford	Franklin American Mortgage Company	162-1B-68CO
(NAME) 477 Claircrest Drive	(NAME) 501 Corporate Centre Drive, Ste. 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(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,

MARIANNE ECKMAIR , NOW KNOWN AS MARIANNE ECKMAIR CADWELL, AND HUSBAND, CURT CADWELL

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

TRAVIS A. SANFORD,

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, TN. Being Lot No. 68 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marianne Eckmair, now known as Marianne Eckmair Cadwell by deed from Dantha L. Cole, unmarried of record in Book 10988, Page 392, Register's Office for Davidson County, TN.

Curt Cadwell, spouse of Marianne Eckmair Cadwell, hereby joins in this conveyance in order to convey any and all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

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 ☒ unimproved property, known as 477 Claircrest 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 15th day of January, 2002.

Marianne Eckmair Cadwell
Marianne Eckmair Cadwell

Curt Cadwell
Curt Cadwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marianne Eckmair Cadwell, and husband, Curt Cadwell the bargainor(s), with whom I am personally acquainted or 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 and official seal at Brentwood , Tennessee this 15th day of January, 2002

Commission expires: 1/6/2004

Notary Public

