WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/02 10:39 2pgs
Fees:13.00 Taxes:654.53

20020702-0079300

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL) ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE My Commission Exp. JUN. 30, 2005 DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Kryzanowsky	**Franklin American Mortgage Company**	**Map 172-08-B**
(NAME)	(NAME)	
105 Walking Horse Court	**501 Corporate Centre Drive**	**Parcel 12**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**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, **Kenneth T. Caldwell and wife, Kristina Caldwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Kryzanowsky and Laura D. Edmonds, both unmarried**, 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, Tennessee, being Lot No. 12 on the Plan of Bridle Downs, Phase One Revised of record in Book 6900, page 701-703 and corrected in Book 8169, page 240, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth T. Caldwell and wife, Kristina Caldwell by deed from Fox Ridge Homes, Inc. of record in Book 8960, page 459, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 701-703, said Register's Office; (c) Restrictive covenants contained in Book 7448, page 774, book 8814, page 631, Book 9818, page 68 and Book 9873, page 497, said Register's Office; and (d) Charter of record in Book 8814, page 604, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 105 Walking Horse Court, Nashville, TN 37211
(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 our hands this 28th day of June, 2002.

Kenneth T. Caldwell

Kristina Caldwell

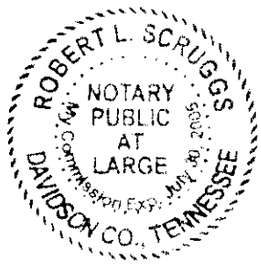
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, **Kenneth T. Caldwell and Kristina Caldwell**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2002.

Commission expires:



Robert L. Scruggs Notary Public