WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

TRACEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Dott	Franklin American Mortgage Company	Part of Map 52
(NAME) 3141 Barksdale Harbor Drive	(NAME) 501 Corporate Centre Blvd	Group 00-0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, Tennessee 37067	Parcel 49
(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,

Cain Properties, Inc. ,

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

Paul Dott, 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:

Being Lot No. 299 on the Plan of River Trace Estates, Phase 2, Section 6, as of record in Instrument No. 200106050058138, 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 part of the same property conveyed to Cain Properties, Inc. by deed from Pennington Mills, LLC of record in Instrument Number 200204080042256, Register's Office for said County.

Easements as shown of record in Deed Book 1163, Page 341; Book 2022, Page 83; Book 3959, Page 595, Register's Office for said County.

Conveyance of Open Space to HOA in Book 7907, Page 168, Register's Office for said County.

Agreement in Book 7030, Page 798, Register's Office for said county.

By-Laws in Book 6851, Page 363, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 07/02/02 11:15 2pgs
Fees:13.00 Taxes:480.63
20020702-0079325

Restrictive Covenants of record in Deed Book 6851, Page 370; Book 6851, Page 363 and Book 6982, Page 747, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 3141 Barksdale Harbor Drive, Nashville, TN 37214

(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.

Cain Properties, Inc.

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert P. Cain, III with whom I am personally acquainted and who upon his oath acknowledged Robert P. Cain, III to be the President of Cain Properties, Inc. the within named bargainer, a corporation, and that, Robert P. Cain, III as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert P. Cain, III as such President

Witness my hand and official seal this 6/28/2002

My Commission Expires:_____

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES:
02-08-03

File Number2206365
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122