WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

CHARLES E. MORTON, IV. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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
Thomas Whitt	Frankin American Mortgage Co.	Map: 131-01D
(NAME)	(NAME)	
5025 Hillsboro Road, 21-F	501 Corporate Center, Ste. 400	Parcel 181 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~30303~~ 37215	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, **CERRIE M. ALLEN, A/K/A CARRIE M. ALLEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS WHITT,** 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 Unit No. 180, on the Plat of Georgetown Apartments, a condominium, of record in Plat Book 5200, page 4, Register's Office of Davidson County, Tennessee, and more fully described in Deed for record in Book 5504, page 166, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carrie M. Allen, a/k/a Cerrie M. Allen, by deed dated December 15th, 1999, from Kelli S. Saam, unmarried, of record as Instrument No. 19991228-0306979, said Register's Office.

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 Plat Book 5200, page 4, said Register's Office; (c) Restrictive Covenants, Easements and Conditions contained in Master Deed and By-Laws of record in Book 5211, page 325, Book 6079, page 516, and in Book 5616, page 133, said Register's Office; (d) Charter of record in Book 5233, page 459, said Register's Office and (e) Sewer Easement of record in Book 4308, page 575, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5025 Hillsboro Road, 21-F, Nashville, TN 37215
(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 hand this 20th day of June, 2002.

Cerrie M. Allen

Davidson County DEEDWARR
Recvd: 07/12/02 09:32 2pgs
Fees:13.00 Taxes:458.43

20020712-0083923

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Cerrie M. Allen, 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 at Office, this 20th day of June, 2002.

Notary Public

My: Commission Expires

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JULY 30, 2005

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