WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 11/07/02 09:49 2pgs
Fees:13.00 Taxes:436.14
20021107-0137112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis Quinlan	Franklin American Mortgage Company	Map 96
(NAME) 3108 Laurel Forest Drive	(NAME) 501 Corporate Centre Dr.	Group 15-0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin Tennessee 37067	Parcel 65
(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,
Brett Bond and Wife, Kellie Harding-Bond, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Francis Quinlan and Wife, Monica J. Quinlan, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 60 on the Plan of HICKORY BEND, Section 3, as of record in Plat Book 3600, Page 42, Register's Office for Wilson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brett Bond and Wife, Kellie Harding by deed from Metropolitan Nashville Airport Authority of record in Deed Book 9092, page 79, Register's Office for said County. Kellie Harding having since married now know as Kellie Bond

AVIGATION Easement as shown of record in Deed Book 9092, Page 82, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3642, Page 478, 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 3108 Laurel Forest 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 my/our hand(s) this 31st day of October, 2002.

Brett Bond

Kellie Harding-Bond

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brett Bond and Wife, Kellie Harding-Bond the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/31/2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC TENN WILSON COUNTY

File Number2210472
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122