(1)

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$63,500.00**

Angela M. Scesa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF November, 2002.

Joseph K. Gregory
Notary Public

MY COMMISSION EXPIRES: 6-3-06
(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/02/02 10:06 2pgs
Fees:13.00 Taxes:234.95
20021202-0147742

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Scesa	Franklin American Mtg. Co.	117-03-0-B-191.00 CO
(NAME)	(NAME)	
2601 Hillsboro Pike, Unit M-1	501 Corporate Centre Dr. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Joseph M. Hardaway III, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela M. Scesa, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), 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. M-1 on the Plan of The Villager Condominiums, as of record in Plat Book 5200, page 201, 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 Joseph M. Hardaway, unmarried, by deed from Joseph M. Hardaway, unmarried, and Melissa D. Hardaway, unmarried, dated January 15, 1999 and filed for record in Book 11329, page 13, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2003 taxes and all subsequent years are a lien but not yet due and payable; any and all matters as shown on the plan of record in Plat Book 5200, page 201, Register's Office for Davidson County, Tennessee, and Master Deed as of record in Book 5434, page 665 and as amended in Book 5487, page 967, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2601 Hillsboro Pike Condominium M-1, Nashville, TN 37172
(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 25 day of November, 2002.

Joseph M. Hardaway III

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph M. Hardaway III, with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 25 day of November, 2002.

Commission expires: 6/3/06

Notary Public

JOSEPH K. GREGORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.