WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#21205-06-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~157,000.00~~ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Asadourian	Franklin American Mortgage	**104-16-100**
(NAME)	(NAME)	
1706 B Ashwood Avenue	501 Corporate Centre Dr., #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	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, **MICHELLE M. CARSTENS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY ASADOURIAN AND WIFE, JODI ASADOURIAN**, 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 Unit A, Zone Lot, west part of Lot 148, Belmont Land Company's Plan of Lots, as of record in Book 6200, Page 327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle M. Carstens, unmarried by deed from Heather Sheila Scott and Thomas R. Scott, joint tenants with the right of survivorship of record in Book 11050, Page 481 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Restrictive Covenants of Record in Book 6200, Page 327
The Plan of Record in Book 6200, Page 327
An amendment for joint driveway access rights of record in Book 8878, page 473.
Property Taxes for the Current Year

Davidson County DEEDWARR
Recvd: 07/18/03 14:56 2pgs
Fees:13.00 Taxes:577.20
20030718-0101367

unimproved ☐

This is improved ☒ property, known as **1706 B Ashwood Avenue, Nashville, TN 37212**

(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 9th day of July, 2003.

Michelle M. Carstens
By Trudy N. Sisk, her Attorney in Fact

Michelle M. Carstens
By: Trudy N. Sisk, her Attorney in Fact

STATE OF TENNESSEE

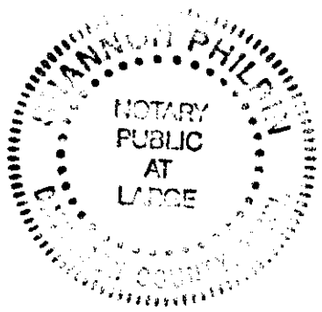
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy N. Sisk with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Michelle M. Carstens and being authorized to act on behalf of said persons, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2003.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003