WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/03 12:13 2pgs
Fees:13.00 Taxes:460.65

20030801-0109390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: (SEAL)

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN My Commission Expires April 10, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki J. McDowell	Franklin American Mortgage Company	FB GO 1230418-7-17.00
(NAME)	(NAME)	
202 Utley Drive	501 Corporate Centre Drive	018-07-0
(ADDRESS)	(ADDRESS)	017.00
Goodlettsville, TN 37072	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, Julie Seigenthaler Adams and husband, Frank W. Adams III and Bobby Joe Seigenthaler and wife, Charlene C. Seigenthaler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki J. McDowell, an unmarried person, 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 Lot No. 56 on the Plan of Connell Estates, Section I, as of record in Plan Book 2900, pages 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Julie Seigenthaler Adams and Bobby Joe Seigenthaler and wife, Charlene C. Seigenthaler, by deed from James Todd Moore and wife, Christrup G. Moore, of record in Book 10900, page 959, Register's Office, Davidson County, Tennessee.

Frank W. Adams, III herein joins to convey any and all right and interest he may have; especially his marital rights.

Subject to restrictions of record in Book 2967, page 581, said Register's Office.

Subject to an easement of record in Book 4805, Page 763, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 202 Utley Drive, Goodlettsville, TN 37072

(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 25th day of July, 2003.

Bobby Joe Seigenthaler

Charlene C. Seigenthaler

Julie Seigenthaler Adams

Frank W. Adams III

STATE OF TENNESSEE

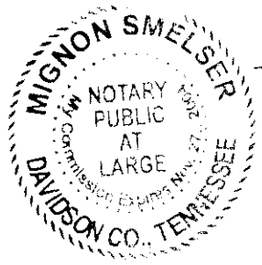
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named from Julie Seigenthaler Adams husband Frank W. Adams, III and Bobby Joe Seigenthaler and wife, Charlene C. Seigenthaler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 25th day of July, 2003.

Commission expires:

11/27/04



Notary Public