WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Joslyn M. Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2003.

Lori C. Warren
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/10/03 10:48 2pgs
Fees:13.00 Taxes:444.00

20031010-0150699

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua P Bledsoe	Franklin American Mortgage Company	Map 64-09, 172.00
(NAME) 4304 Brackenwood Drive	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin Tennessee 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, William C. Von Kessel and Wife, Janna Von Kessel , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Paul Bledsoe and Tiffany Joy Bledsoe , 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 Lot No. 12 on the Plan of Southfork Subdivision, Section One, as shown by plat of record in Plat Book 6250, page 384 & 385, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William C. Von Kessel, unmarried by deed from Michael J. Clouse and wife, Jane Marie Blaskovich Clouse of record in Deed Book 8934, page 153, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Janna Von Kessell joins in this conveyance to convey any and all rights she may have in this property.

unimproved ☐

This is improved ☒ property, known as 4304 Brackenwood Drive, Old Hickory, TN 37138

(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 3rd day of October, 2003.

William C. Von Kessel

Janna Von Kessel

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William C. Von Kessel and Wife, Janna Von Kessel the bargainors, 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 3rd day of October, 2003.

My Commission Expires: Aug. 8, 2004 Lura K. Perry Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23090475
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122