WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Sanchez	Franklin American Mortgage Company	142-10-B-18.00
(NAME) 435 Belle Pointe Drive	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Nashville, TN 37221	(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, Jean St. George , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Sanchez , 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. 18 on the Plan of Belle Pointe Planned Unit Development, Phase One, as of record in Plat Book 6250, Page 500-501, Register's Office for Davidson 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 Jean St. George by deed from Laurence Stuart Ross and wife, Minerva Isharg-Ross dated 11-20-01 and recorded on 12-7-01 of record in Instrument #200112070135312, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 435 Belle Pointe Drive, Nashville, TN 37221

(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 12th day of December, 2003.

Davidson County DEEDWARR
Recvd: 12/18/03 13:58 2pgs
Fees:13.00 Taxes:536.50

20031218-0180603

Jean St. George

STATE of ~~Tennessee~~ New York
COUNTY of ~~Davidson~~ Queens

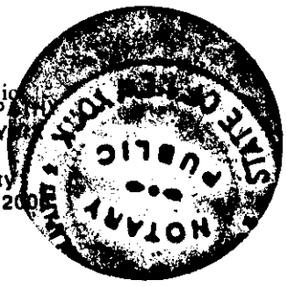
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jean St. George the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/11/03 ~~12/12/2003~~

My Commission Expires:_____

_____
Notary Public

CHANNASANDRA VENKATACHALAPATHY
Notary Public, State of New York
No. 01VE6077493
Qualified in Queens County
Commission Expires July 15, 2005



File Number23120058
RETURN TO:

Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

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