File No. 40127

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/04 08:33 2pgs
Fees:13.00 Taxes:414.03
20040312-0028442

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,900.00

Susan K. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan K. Binkley	Franklin American Mortgage Company	053 06 0A 101.00
(NAME)	(NAME)	
304 Parkside Court	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, Stacey L. Ragland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan K. Binkley, an unmarried woman, 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. 101, Phase One on the Plan of Waterford, as of record in Plat Book 6900, Page 569, 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 Stacey L. Ragland, an unmarried woman, by deed from Jacquelyn R. Hamer, unmarried and Jackie R. Wilson, dated November 4, 1999, of record in Book 11736, page 971, as re-recorded in Instrument No. 20010704-0071398, Register's Office, Davidson County, Tennessee.

Subject to a sewer easement of record in Book 1717, Page 30, said Register's Office.

Subject to a Right-of-Way easement of record in Book 2024, Page 225, said Register's Office.

P.U.D. Boundary of record in Book 6900, Page 540, said Register's Office.

Charter for Waterford Homeowners Association of record in Book 8711, Page 701, said Register's Office.

Open Space Deed of record in Book 8715, Page 590; Book 9393, Page 831; Book 9393, Page 833; and Book 9752, Page 82, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8694, page 216; Book 8699, Page 462; Book 9081, Page 63; Book 9112, Page 962; Book 9530, Page 185; and Book 7463, Page 294, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 304 Parkside Court, 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 hand this 10th day of March, 2004.

Stacey L. Ragland

File No. 40127

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 Stacey L. Ragland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2004.

Commission expires: 11-27-04

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

Notary Public