WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cale Wisdom	Franklin American Mortgage	165-13-0-A 11.000
(NAME)	(NAME)	
317 Amberwine Court	501 Corporate Dr. Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, Lavonzel Y. Brown, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cale B. Wisdom and Laura K. Bullard, joint tenants with right of survivorship, 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:

SEE ATTACHED EXHIBIT A

Unimproved ☐

This is improved ☒ Property, known as 317 Amberwine Court, Antioch, TN 37013

(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 17th day of January 2005.

Lavonzel Y. Brown

Davidson County DEEDWARR
Recvd: 02/02/05 12:47 2 pgs
Fees:13.00 Taxes:488.40
20050202-0012296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lavonzel Y. Brown, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17-day of January 2005.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: Sept 27, 2007

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

EXHIBIT "A"
FOR LEGAL DESCRIPTION

CHIC 4059

Land in Davidson County, Tennessee, being Lot No. 478 on the Plan of Peppertree Forest P.U.D., Section 9, of record in Plat Book 7900, Page 760, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lavonzel Y. Brown, unmarried, by deed from Gary L. Shoats, unmarried, dated April 30, 2002, and of record in Instrument No. 20020506-0055088, in the Registers Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions and reservations of record in Volume 7982, Page 736, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Volume 8757, Page 607; and amended in Volume 9455, Page 801, in the Registers Office of Davidson County, Tennessee.

This conveyance is subject to By-Laws of record in Volume 8757, Page 623, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Rights of others in and to the common areas / Elements.

This conveyance is subject to Liens for special Assessments contained in the Covenants, Conditions and Restrictions.