Box 14 A

File No. 250500404

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2005. Notary Public MY COMMISSION EXPIRES: 5/25/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064

DEBORAH M. O'NEIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jason Warpool	Franklin American Mortgage	171-03-0-B-255.00 CO
(NAME) 601 Old Hickory Blvd.#59	(NAME) 501 Corporate Centre Drive Suite 400	Davidson County DEEDWARR Recvd: 05/19/05 08:45 2 pgs Fees:13.00 Taxes:651.20 20050519-0056382
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Judy Buntain, n/k/a Judy Oates Holt, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Warpool, a single man HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 17, Townhomes of Fredericksburg, Phase II, Section VII, subject to a horizontal property regime with private elements as shown by plat of record in Plat Book 9700, page 957, 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 Judy Buntain by Warranty Deed from Keum S. Moon and wife, Byung O. Moon of record in Instrument No. 20021226-0158729, Register's Office for Davidson County, Tennessee.

The said Judy Buntain is now married and is now known as Judy Oates Holt.

The said property is not the marital or principal residence of Judy Oates Holt.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 9700, Page 957, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7798, Page 843, Book 8920, page 65, Book 9860, page 840, Book 9500, Page 393, Book 10126, page 435, Book 10294, Page 683, Book 10294, page 850, Book 11682, Page 75, Book 10126, page 486, Book 10694, Page 541, Book 10275, Page 959, Book 11550, Page 554, Book 10694, Page 539, and Instrument No. 20000718-0070558, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

By-Laws of record in Book 8920, Page 45 and Book 8920, Page 65, said Register's Office.

Easement recorded at Book 7358, Page 643, Book 9607, Page 431 and Instrument No. 20000516-0049387 as shown in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Blvd.#59, Brentwood, TN 37027
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 17th day of May, 2005.

Judy Buntain by Bradley Christian Attn in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Bradley Christian, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Judy Buntain, n/k/a Judy Oates Holt and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2005 .

My Commission Expires:. 1/12/08

, Notary Public.

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 250500404
RETURN TO:
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064