File No. 250502738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Brenda R Lehman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2005.

Judy A. Lehman
Notary Public

MY COMMISSION EXPIRES: 3-10-07
(AFFIX SEAL)

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

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

Davidson County DEEDWARR
Recvd: 06/24/05 10:50 2 pgs
Fees:13.00 Taxes:318.20
20050624-0072846

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorraine Kirk	~~Lorraine Kirk~~ Franklin American Mortgage	162-1-A-041.00 CO
(NAME) 500 Hickory Glade Drive	(NAME) 501 Corporate Center Dr., Ste 400	
(ADDRESS) Antioch, TN 37013	(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, Mona F. Wright and husband, Daniel R. Wright, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorraine Kirk,_____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 Lot No. 41, on the site Plan of Phase I, Hickory Glade, of record in Book 6250, Page 889, which amends Book 6250, page 888, 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 Mona F. Wright, and Husband Daniel R. Wright by deed from Janet P. Deford, unmarried, of record in Instrument No. 20040511-0053650egister's Office for said County.

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

Subject to all matters as set forth per Book 6250, Page 889, which amends Book 6250, page 888, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6824, Page 929, re-recorded in Book 6898, page 896, amended in Book 6824, page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6957, page 473, Book 7959, page 869 and Instrument No. 200312230182416, Register's Office of said County.

Charter of Incorporation of Hickory Glade Phase One Homeowner's Association, Inc. of record in Book 6845, page 780, Register's Office of said County.

By-Laws of Hickory Glade Phase One Homeowners Association, Inc. of record in Book 6878, page 390, amended in Book 10697, page 182, Register's Office for said County.

Dedication to common area to Hickory Glade Homeowners Association, Inc. of record in Book 6898, page 921, re-recorded in Book 6899, page 562, Register's Office for said County.

Easements as shown of record in Deed Book 7384, Page 941, Register's Office for said County.

Storm Water detention agreement of record in Book 6796, page 991, Register's Office for said County.

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 500 Hickory Glade Drive, 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 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 15th day of June, 2005.

Mona F. Wright by Daniel Wright her attny-in-fact
Mona F. Wright

Daniel Wright
Daniel R. Wright

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Daniel Wright, with whom I am personally acquainted, and who proved himself to be the attorney in fact of Mona F. Wright and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my official seal this 15th day of June, 2005.

My Commission Expires:. 1/4/06

H. Anthony Duncan
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

H. Anthony Duncan, Notary Public.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Daniel R. Wright, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 15th day of June, 2005.

Commission expires: 1/4/06

H. Anthony Duncan
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

File Number: 250502738

RETURN TO:
Sidwell Title
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Franklin, TN 37064