WARRANTY DEED

ELAINE EVERSMEYER Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~March~~ January 24, 2009.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/03/05 10:15 2 pgs
Fees:13.00 Taxes:647.50

20050803-0090860

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Becker	Franklin American Mortgage Corporation	
(NAME)	(NAME)	
4605 Camellia Place	501 Corporate Centre Drive	061-08-106.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051202

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, Mary L. Hambymother, and William D. Hamby and wife, Edwina E. Hamby Edwina E. Hamby**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert P. Becker and Kimberly D. Becker**, 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. :

wife,

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4605 Camellia Place, Nashville, TN 37216

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of July, 2005.

~~Edwina E. Hamby~~

Mary L. Hamby

William D. Hamby

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mary L. Hambymother, and William D. Hamby and wife, Edwina E. Hamby Edwina E. Hamby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mary L. Hambymother, and William D. Hamby and wife, Edwina E. Hamby Edwina E. Hamby executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 28th day of July, 2005.

MELISSA D. ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Commission expires: March 24, 2009

Melissa D. Rogers Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of A.J. McGaughery's Second Haysboro Subdivision, of record in Book 547, page 43, Register's Office for said County, and being known as Lot No. 7 on the Map showing the Subdivision of the George C. Nolen 10-acre tract as shown on an unrecorded copy of said Subdivision by Erie Drake, County Surveyor, dated May 30, 1945 and described as follows:

Beginning at point in the westerly margin of Camellia Place, formerly Newton Avenue, at the corner of Lots No. 6 & 7; being 575.5 feet south of the intersection of Log Cabin Road; thence with the line between said lots, North 87 degrees 30 minutes West 220 feet to a point in the original west line of said Tract No. 1 being a fence line: thence along said fence south 6 degrees 45 minutes East 100 feet to a point the corner of Lots 7 & 8; thence with the line between said lots, South 87 degrees 30 minutes East 220 feet to the west margin of Camellia Place; thence with the margin of the same, North 6 degrees 45 minutes West 100 feet to the beginning.

BEING all of the same property conveyed to Mary L. Hamby mother, and William D. Hamby and wife, Edwina E. Hamby by Warranty Deed from David W. Wiseman and wife, Debbie L. Wiseman of record in Instrument 200105150049927, Register's Office for Davidson County, Tennessee.