File No. 250802408

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/05 16:06 2 pgs
Fees:13.00 Taxes:729.27
20050921-0113694

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: April 7, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Laura A. Moore State of Tennessee Notary Public Sumner County

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jeffrey S. Looney	Franklin American Mortgage Company	160-15-0-A-037.00CO
(NAME) 108 Hearthstone Manor Circle	(NAME) 501 Corporate Centre Drive, Ste 400	160-15-0-A-037.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, Tennessee 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, I, **Lucille P. Harris**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey S. Looney**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 37, Building No. 9, Phase III on the Plan of Hearthstone Manor, a Planned Unit Development, of record in Book 6250, Page 493, Register's Office for said County, to which said plan reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Lucille P. Harris by deed from Radnor Homes, Inc of record in Deed Book 6600, page 352, Register's Office for said County, recorded on 07/08/85.

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 108 Hearthstone Manor Circle, 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 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 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 9th day of September, 2005.

Lucille P. Harris
Lucille P. Harris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lucille P. Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of September, 2005.

Laura A Moore
Notary Public

My Commission Expires:
April 7, 2009

File Number: 250802408

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

