WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/05 10:19 2 pgs
Fees:13.00 Taxes:481.00

20051228-0155013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 18, 2006
(AFFIX SEAL)

ELISA L. SAMUELS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

MY COMMISSION EXPIRES JULY 19, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C Bolling	Franklin American Mortgage Company	41-11-22
(NAME)	(NAME)	
4020 Sussex Court	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, Eldridge V. Bachman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian C Bolling and wife, Tammy Bolling, 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:

Being lot No. 338 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, pages 115 and 116, Register's Office for said County.

Said lot No. 338 fronts 209 feet on the westerly side of Sussex Drive and extends back between lines, 200 feet on the northerly side and 235 feet one the southerly side, to a line at the rear on which it measures 212.8 feet.

Being the same property conveyed to Eldridge V. Bachman, by deed of record in Book 2797, Page 181, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Eldridge V. Bachman by Kimberly Hodges as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051228 0155012, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4020 Sussex Court, Nashville, TN 37207

(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 16th day of December, 2005.

Eldridge V. Bachman by Kimberly Hodges, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of December, 2005, before me personally appeared Kimberly Hodges, the person who executed the foregoing instrument on behalf of Eldridge V. Bachman and who acknowledged that she executed the same as the free act and deed of the said Eldridge V. Bachman, through Power of Attorney granted her by the said Eldridge V. Bachman.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2005.

Commission expires: May 28, 2006

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006