File No. 251201391

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/06 09:43 2 pgs
Fees:13.00 Taxes:514.30
20060118-0006563

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Paul E Truitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DAWN D. CHASE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Truitt	Franklin American Mortgage Company	135.12-0B-117.00
(NAME) 2316 Nashboro Blvd.	(NAME) 501 Corporate Centre Drive	
(ADDRESS) Nashville, TN 37217	(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, WE,

Bill D. Collier and Nan T. Collier, husband and wife,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul E. Truitt, unmarried,

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:

BEING Unit 117, on the plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village – Fairway Point of record in Instrument No 20020820-0100664, 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 Bill D. Collier and Nan T. Collier, husband and wife by deed dated August 23, 1999 from NVR, Inc., T/A Fox Ridge Homes, of record in Instrument No. 200309040128862, Register's Office for said County.

Subject to all matters shown on Plan of Horizontal Property Regime, Nashboro Village, Tract 7 of record in Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowners' Association, Inc., of record in Book 4827, page 14; Book 11703, page 520, with attachment as Exhibit "C" at page 560; and in Instrument No. 200103220027768, Register's Office for Davidson County, Tennessee.

Subject to the By-Laws of Fairway Point Homeowners' Association, Inc., of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

Subject to a memorandum of Lease of record in Book 10690, page 327, Register's office for Davidson County, Tennessee.

Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

Easement for Sewer as shown of record in Deed Book 8870, Page 887, Register's Office for said County.

Easements for Metro Government as shown of record in Deed Book 4460, Page 156 and page 158; Book 6200, page 341, and in Instrument No. 200207100083054 and in Instrument No. 200208150098780, Register's Office for said County.

Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4660, page 156, Register's Office for said County.

Public Right-of-Way Dedication of record in Book 4460, page 149-151, Register's Office for said County.

Conveyance of Common Area of record in Instrument No. 200010100100360, Register's Office for said county.

Easement for Cable Television of record in Instrument No. 200010120101575, Register's Office for said County.

Quitclaim of common areas to Fairway Pointe Homeowners' Association of record in Instrument No. 200010100100360, Register's Office for said County.

Subject to agreements contained in "License to Use Fitness Center & Swimming Pools" of record in Instrument No. 200205070056329, Register's Office for said County.

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

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 2316 Nashboro Blvd., Nashville, TN 37217

(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 13th day of January, 2006.

Bill D. Collier

Nan T. Collier

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bill D. Collier and Nan T. Collier, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of January, 2006.

Commission expires:

Notary Public

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 9/23/2006

File Number: 251201391

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122