20B

WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Doris Colley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2006.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance Williams	Franklin American Mortgage Co.	MAP 08-8/ PARCEL 247.00
(NAME)	(NAME)	
3237 Mexico Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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, **M. Dewayne Holt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Constance E. Williams, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Bordeaux Hills, Section IV, as of record in Book 3600, page 49, Register's Office for said County. Said Lot No. 73 fronts 60 feet on the westerly side of Mexico Drive and extends back 136.08 feet on the northerly line and 139.6 feet on the southerly line to a dead line in the rear on which it measures 56.57 feet.

Being the same property conveyed to M. Dewayne Holt by Special Warranty Deed from JP Morgan Chase Bank, as Trustee, of record in Instrument Number 20060203-0013921, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 County Taxes constitute a lien against said property, but are not yet due and payable. Said Taxes have been prorated as of the date of this instrument with Grantor(s) paying said prorata portion thereof to Grantee(s) who will be responsible for payment of said taxes when due and payable. (2) Subject to all matters of record in Plat Book 3600, page 49, Register's Office of Davidson County, Tennessee. (3) Subject to restrictions of record in Book 3765, page 141, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3237 Mexico Drive, Nashville, TN 37218
(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 9th day of May, 2006.

M. Dwayne Holt
M. Dewayne Holt

Sweba Holt
Sweba Holt

By: M. Dwayne Holt
M. Dewayne Holt, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 05/16/06 14:14 2 pgs
Fees:13.00 Taxes:432.90
20060516-0057413

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared M. Dewayne Holt, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of May, 2006.

Commission expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, M. Dewayne Holt, Attorney-in-Fact, for Sweba Holt, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Sweba Holt, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument Number 20060203-0013922, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 9th day of May 2006.

(Seal)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public My Commission Expires: 9/22/07