WARRANTY DEED

JEFFREY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-23-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/19/06 09:53 2 pgs
Fees:13.00 Taxes:392.20
20060619-0072470

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
Samantha S. Fewell	Franklin American Mortgage Company	
(NAME)	(NAME)	
2359 Benay Road	501 Corporate Centre Drive Suit 400	52-13-B-119
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061156

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Pamela H. Gilliam**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Samantha S. Fewell, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 157 on the plan of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property commonly known as: 2359 Benay Road, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Pamela H. Gilliam by Warranty Deed from Fox Ridge Homes, Inc. dated June 22, 1999 of record in Book 11546, Page 942, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2359 Benay Rd., Nashville, TN 37214

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 my hand this 31st day of May, 2006.

Pamela H. Gilliam

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Pamela H. Gilliam, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Pamela H. Gilliam executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2006.

Commission expires: 11-23-09

Notary Public

