WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 09:11 2 pgs
Fees:13.00 Taxes:474.34

20060714-0084772

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,200.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy & Catherine Lee	Franklin American Mortgage Co.	Map 65-5
(NAME)	(NAME)	
4893 Rainer Drive	501 Coroprate Centre Dr.	
(ADDRESS)	(ADDRESS)	Parcel 44.00
Old Hickory, TN 37138	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, Gary L. Hartley and wife, River Lynn Hartley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Lee and wife, Catherine Lee, 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. 460, Sherwood Forest, Section Four as shown of record in Plat Book 4460, Page 182 and 183, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary L. Hartley and wife, L. Darlene Hartley by deed from Charles L. Simpson, Jr. and wife, Patricia A. Simpson filed of record in Book 5106, Page 654, Register's Office of Davidson County, Tennessee.

L. Darlene Hartley now known as River Lynn Hartley as shown as File No. 06-470-II in the Chancery Court for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 4460, Page 182 and 183, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4704, Page 448, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4893 Rainer Drive, Old Hickory, TN 37138

(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 our hands this 13th day of July, 2006.

Gary L. Hartley

River Lynn Hartley

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Gary L. Hartley and wife, River Lynn Hartley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of July, 2006.

Commission expires: 5/3/2010

Delaina D. Scoby Notary Public

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY