6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/06 15:11 2 pgs
Fees:13.00 Taxes:610.50

20060718-0086707

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/25/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James M Myers	**Franklin American Mortgage**	**Map 161-6**
(NAME) **5112 Brucewood Drive**	(NAME) **501 Corporate Centre**	**Parcel 145**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Franklin, Tennessee 37064**	
(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, **KAREN HAMBRICK AND CHRIS HAMBRICK, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. MYERS AND WIFE, TERESA V. MYERS,** 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. 249 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 249 fronts 88.00 feet along the easterly side of Brucewood Drive and runs back between lines, 162.50 feet on its northerly or northwesterly line and 158.00 feet along its southerly or southeasterly line to a broken line in the rear on which it measures 75.40 feet.

Being the same property conveyed to Karen Wimpelberg by Warranty Deed from James M Myers and wife, Teresa V. Myers of record as Instrument No. 20030604-0076984, Register's Office of Davidson County, Tennessee. Karen Wimpelberg N/K/A Karen Hambrick are one and the same person.

Chris Hambrick joins in the signing of this instrument to convey any and all rights in the subject property by reason of marital interest.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 108, said Register's Office; (c) Restrictive covenants contained in Book 4393, page 383, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5112 Brucewood Drive, Nashville, TN 37211
(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 13th day of July, 2006.

Karen Hambrick
Karen Hambrick

Chris Hambrick
Chris Hambrick

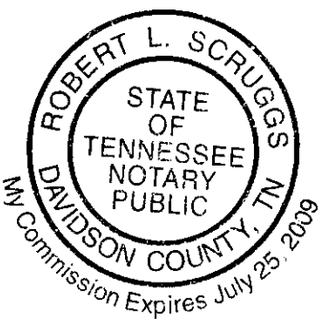
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Karen Hambrick and Chris Hambrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:



Notary Public