WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/06 11:03 2 pgs
Fees:13.00 Taxes:490.25

20060807-0096343

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

MY COMMISSION EXPIRES: JAN 25, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry D.Escue	Franklin American Mortgage	33-12/24.00
(NAME)	(NAME)	
211 Cindy Place	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	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, Glenda N. Hudson, a single woman, n/k/a Glenda N. Heubel, a Married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry D. Escue, 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. 192 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47 to 52, both inclusive, Register's Office for said County.

Said Lot No. 192 fronts 89 feet on the westerly side of Cindy Place and extends back 191.9 feet on the southerly line and 196 feet on the northerly line, to a dead line in the rear on which it measures 66 feet.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

Being the same property conveyed to Glenda N. Hudson, a single woman, by Warranty Deed from John D. Richbourg, Jr., and wife, Mary Richbourg, dated April 6, 1994, of record as Book 9304, page 749 Register's Office for Davidson County, Tennessee. Glenda N. Hudson and Glenda N. Heubel are one and the same person. Robert Heubel, husband to Glenda N. Heubel, joins in the signing of this document for the purpose of conveying his marital interest, if any.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐
This is improved ☒ property, known as 211 Cindy Place, Goodlettsville, TN 37072
(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 4th day of August, 2006.

Glenda N. Heubel

Robert Heubel

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared, Glenda N. Heubel and Robert Heubel who are personally known to me 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 this 8/4/2006

Commission expires: November 30, 2009

Janelle J. McGuire Notary Public

JANELLE J. McGUIRE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY