WARRANTY DEED

File Number: 60107

SHELIA BRIZENDINE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Phillips Jr	Freedom Mortgage Corporation	61-5
(NAME)	(NAME)	
718 Maple Place	907 Pleasant Valley Avenue	Group A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Mt. Laurel, NJ 08054	08
(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, Robert Lockridge, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Phillips Jr, 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. 7 on the Plan of Polar Glen. Phase V of record in Pat Book 7900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Lockridge, unmarried by Deed from Fox Ridge Homes, Inc of record in Book 9799, page 793, Register's Office for Davidson, County, Tennessee.

Subject to restrictions of Record in Book 7534, Page 591; Book 7548, page 612; Book 8036, page 175, and Book 8679, 984, Register's Office of said County.

Subject to Conveyance of Cross easement of record in Book 7337, page 269, Register's Office for Davison, County. Tennessee.

Subject to Sewer/Storm Drainage easement of record on Book 4989, page 430, Register's Office for Davidson County, Tennessee.

Subject to Agreement of record in Book 608, page 308, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer and/or Storm Drainage easement of record in Book 5129, page 28and Book 5325, page 322, Register's Office for Davidson County, Tennessee

Subject to easement, Restrictions and Conditions as set out per Plat Book 7900, page 392, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 718 Maple Place, Nashville, TN 37216
(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 1st day of August, 2006.

Robert Lockridge

Davidson County DEEDWARR
Recvd: 08/28/06 08:50 2 pgs
Fees:13.00 Taxes:462.50

20060828-0105609

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 1st day of August 2006.

Commission expires: November 25, 2006

SANDRA GOLDEN-WOODS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sandra Golden-Woods Notary Public