File No. 260800958

WARRANTY DEED

TRACEY TR... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Sonya M. Barton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Tracey Thompson
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/05/06 10:53 2 pgs
Fees:13.00 Taxes:684.13
20060905-0109070

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Monique Barton	Franklin American Mortgage Company	
(NAME)	(NAME)	063-16-0-B-127CO
521 Granwood Boulevard	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

George E. Margrave, **MARRIED** HEREINAFTER CALLED THE GRANTOR(S),

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sonya M. Barton and husband, Ricky Dee Barton, HEREINAFTER CALLED THE GRANTEE(S), 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. 209 on the Plan of Hampton Park (f/k/a Chitwood Downs, A Planned Unit Development), of record in Plat Book 6900, Page 405, as amended in Book 7462, Page 445, and Book 8110, page 4011 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George E. Margrave, married by deed from Pauline Cook of record in Instrument Number 20020807-0095077 and re-recorded in Instrument Number 20021015-0126774 and further conveyed to George Eugene Margrave by Quitclaim Deed from Debora Lynn White Margrave, of record in Instrument Number 20030703-0092463, Register's Office for said County.

This conveyance is subject to all matters as set forth per Plat Book 6900, Page 405; Plat Book 6900, pages 550 through 552; Surveyor's Certificate of Correction in Plat Book 8110, page 401; and Amendment to Plat in Plat Book 8181, page 112; Restrictive Covenants of record in Deed Book 7462, Page 445 and By-Laws as shown of record in Deed Book 7351, Page 852; Book 7451, page 739; and Book 8336, page 393, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 521 Granwood Boulevard, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S)

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 GRANTEE(S), 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/our hands this 31st day of August, 2006.

George E. Margrave

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named George E. Margrave the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of August, 2006.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260800958

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122