RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Return To:
Grissim Title + Escrow, LLC
2309 Crestmoor Rd, Ste 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/04/06 14:14 2 pgs
Fees:13.00 Taxes:1147.00

20061004-0123267

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF SEPTEMBER, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francine Kay Maas	Franklin American Mortgage Company	
(NAME) 1117 Fatherland Street St201	(NAME) 501 Corporate Centre Dr Ste 400	Map 083.13
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	Parcel 043.00
(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, **ERIC ELLIS, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **FRANCINE KAY MAAS**, 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 Unit 201 on the Plan of Fatherland Court at Martin Corner as shown on Exhibit A-2, to the Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development of record as Instrument Number 20050628-0074027, as amended by Instrument Number 20051006-0120764, Register's Office for Davidson County, Tennessee, with a street address of 1117 Fatherland Street, Nashville, TN 37206.

Being the same property conveyed to Eric Ellis, by Warranty Deed, from Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, dated February 3, 2006, recorded February 7, 2006, of record in Instrument No. 200602070015124, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1117 Fatherland Street, Unit #201, Nashville, TN 37209

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 14th day of September, 2006.

Eric Ellis

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 Eric Ellis, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~/he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 14th day of September, 2006.

Commission expires: 6/26/07

Notary Public

DEKALB COUNTY TN
NOTARY PUBLIC AT LARGE
CHRIS CANTRELL