WARRANTY DEED

RETURN TO:
GRISSIM TITLE + ESCROW, LLC
2309 CRESTMOOR RD STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 11/27/06 12:59 2 pgs
Fees:13.00 Taxes:601.99

20061127-0145931

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060397

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vinicius Santos	Franklin American Home Mortgage	042-16-0-A 003.00 CO
(NAME) 405 Hickory Chase Dr.	(NAME) 501 Corporate Centre Drive Ste 400	
(ADDRESS) Madison, TN 37115	(ADDRESS) 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, Stanley A. Davis and wife, Tara Davis,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vinicius Santos, 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:

*Tara Davis and Tara A. Davis are one and the same person.

Being Lot No. 3 on the Final Plat of Hickory Chase, of record in Plat Book 7900, Page 973, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Stanley A. Davis and wife, Tara Davis, as tenants by the entirety, by Quitclaim Deed dated June 26, 2004 from Stanley A. Davis, of record in Instrument Number 20040806-0094793, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Stanley A. Davis, an unmarried person by Warranty Deed dated March 24, 2000 from David K. Wachtel and wife, Sharon Kay Wachtel, by and through David K. Wachtel, Attorney in Fact, of record in Instrument Number 20000328-0030953, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 405 Hickory Chase Dr., Madison, TN 37115

(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 14th day of November, 2006.

Stanley A. Davis

Tara Davis

STATE OF TENNESSEE

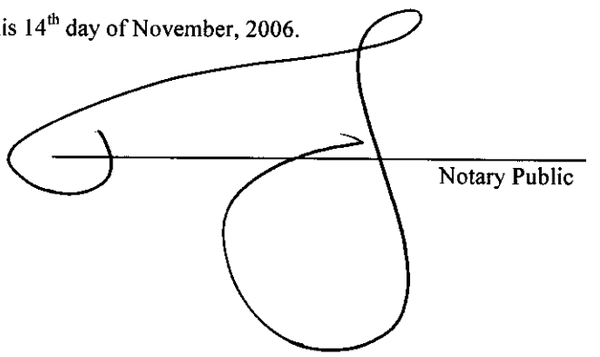
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanley A. Davis and Tara Davis the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of November, 2006.

Commission expires:





Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027