WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$130,500.00

Rebecca Leann Pigg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Leann Pigg	America's Wholesale Lender	150-09-0/68.00
(NAME)	(NAME)	
2805 Barksdale Lane	750 Old Hickory Blvd, Ste 180	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, **Randall K. Francis and wife, Brenda C. Francis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca L. Pigg, 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. 173 on the Plan of Forest View Park, Section 3, as of record in Plat Book 5210, Page 353, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randall K. Francis and wife, Brenda C. Francis by Quit Claim Deed from Benda Tucker Pennington dated January 21st, 1999 and filed for record in Book 11339, page 394, in the Register's Office Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 5210, Page 353, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

The 2006 County Taxes have been prorated between the parties.

Subject to any zoning regulations ,building restrictions, setback lines, if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 2805 Barksdale Lane, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 11/30/06 12:40 2 pgs
Fees:13.00 Taxes:482.85
20061130-0147854

Witness our hands this 27th day of November, 2006.

Randall K. Francis

Brenda C. Francis

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 Randall K. Francis and wife, Brenda C. Francis the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

