WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/06 11:19 2 pgs
Fees:13.00 Taxes:814.00
20061201-0148462

FILE BOX 19B
06-11-016-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of November, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
GENEVIEVE C. ZOTTOLA, UNMARRIED	**FRANKLIN AMERICAN MORTGAGE**	181-10-0-A
(NAME) 6765 Autumn Oaks	(NAME) 501 Corporate Centre Drive, Ste. 400	42.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **NATALIE GILBERT N/K/A NATALIE GILBERT EISCHEN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GENEVIEVE C. ZOTTOLA, UNMARRIED AND JOHN M. SWENSON, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), her 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. 203 on the Plan of Final Revision Final Plat, Phase Two, Autumn Oaks Subdivision of record in Book 11700, Pages 64&65, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to NATALIE GILBERT N/K/A NATALIE GILBERT EISCHEN by Deed from CONTINENTAL DEVELOPMENT & CONSTRUCTION, INC., dated April 20, 2002, of record in Instrument No. 20020507-0055980, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Autumn Oaks, of record in Instrument No. 20010912-0099443 and amended in 20030513-0064238, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

MICHAEL E. EISCHEN, spouse of the above named **NATALIE GILBERT EISCHEN,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING unimproved ☐
Improved ☐ property known as: 6765 Autumn Oaks, Brentwood, TN, 37027.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 29th day of November, 2006.

Natalie Gilbert Eischen
NATALIE GILBERT EISCHEN

Michael E. Eischen
MICHAEL E. EISCHEN

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 **NATALIE GILBERT EISCHEN AND HUSBAND, MICHAEL E. EISCHEN** 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 Brentwood, Tennessee, this 29th day of November, 2006.

My Commission Expires: 03/31/07

Notary Public

