WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/06 09:55 2 pgs
Fees:13.00 Taxes:523.92

20061204-0148984

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2006.

Notary Public

MY COMMISSION EXPIRES: 8/20/07
(AFFIX SEAL)

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Gene Giles	Franklin American Mortgage Corporation	
(NAME)	(NAME)	
1111 Greenland Avenue	501 Corporate Centre Drive	61 11 321
(ADDRESS)	(ADDRESS)	
Nashville, TN37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062848

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Judy G. Stocky**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ricky Gene Giles and wife, Donna F. Giles**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1111 Greenland Avenue, Nashville, TN 37216

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of December, 2006.

Judy G. Stocky

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Judy G. Stocky, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Judy G. Stocky executed the within instrument for the purposes therein contained.

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Witness my hand and official seal this 1st day of December, 2006.

Commission expires: 8/20/07

Notary Public

EXHIBIT A

A certain tract or parcel of land in the 8th Councilmanic District of Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 2 on the plan of the two lot subdivision of the Judy G. Stocky and Shelia M. Earl Properties, filed for record as Instrument No. 20040728-0090231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.

BEING all of the same property conveyed to Judy G. Stocky by Quitclaim Deed from Judy G. Stocky and Shelia M. Earl, dated October 21, 2004 and filed of record in Book 20041101-0130527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters set out on the plan of record in Inst. 20040728-0090231, Register's Office for said County.