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Davidson County DEEDWARR
Recvd: 02/14/07 09:32 2 pgs
Fees:13.00 Taxes:851.00

20070214-0018618

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

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 THE 12th TH **DAY OF FEBRUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian O. Pickler and **Jeffrey Whitaker**	**Franklin American Mortgage Company**	**83-6-191**
(NAME) **202 Fall Street**	(NAME) **501 Corporate Center Drive, Ste 400**	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, Tennessee 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, **Randall Paul Tarkington**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian O. Pickler and Jeffrey Whitaker,** 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:

BEING part of Lot No. 12 on the map of Sneed and Hamilton's Re-Subdivision, Lots 2, 3 and other lots in Brownville, of Record in Plat Book 161, Page 149, register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID part of lot fronts 50 feet on the south side of Fall Street and runs back between parallel lines 130 feet to an alley.

BEING the same property conveyed to W. Aaron Fortner and Kelly Byrd Fortner, Jason R. Minor and Amanda B. Minor by Deed dated December 17th 2004 from Christian Properties, Inc. of record in Instrument No. 20041222-0152377, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Randall Paul Tarkington by Deed dated January 26, 2006, from W. Aaron Fortner and Kelly Byrd Fortner, and Jason R. Minor and Amanda B. Minor of record in Instrument No. 20060127-0010740, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **202 Fall Street, Nashville, TN 37206**
(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 **my hand** this **12th day of February, 2007**.

Randall Paul Tarkington

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Randall Paul Tarkington** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville, Tennessee this 12th day of February, 2007**.

Commission expires:

JUSTIN TATOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 19,2008