# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Jean C. Heath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Laura B. Ringer
Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/12/07 09:24 2 pg
Fees:13.00 Taxes:536.50
20070412-0043693

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jean C. Heath** | **Franklin American Mortgage Company** | **102-7-44** |
| (NAME) | (NAME) | |
| **6701 Upton Lane** | **501 Corporate Centre Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **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, **Rose C. Davis, ~~married~~**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jean C. Heath**, 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. 46 on the plan of Section 26, Charlotte Park, formerly "Beacon Square Section 2", of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 46, which is a corner lot, fronts 85.0 feet on the northeasterly margin of Upton Lane and fronts 88.37 feet on the northwesterly margin of Beacon Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.0 feet on the northeasterly line and 113.37 feet on the southeasterly lien to a point of intersection.

Being the same property conveyed to Rose C. Davis, married by deed dated October 1, 1997 from William R. Malone and wife, Rebecca Y. Malone of record in Book 10638, page 944, said Register's Office. Rose C. Davis is no longer married.
Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **6701 Upton Lane, Nashville, TN 37209**

(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 30th day of March, 2007.

Rose C. Davis
Rose C. Davis

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 Rose C. Davis, ~~married~~, the bargainors, 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 30TH DAY OF MARCH, 2007.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007