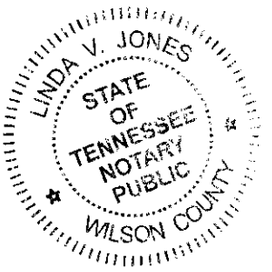
File No. 270301545

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/05/07 09:56 2 pgs
Fees:13.00 Taxes:386.28



20070605-0066772

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,400.00

Linda M. Carlton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Carlton	Freeman Webb Mortgage (FWMC)	Map 064-12-0A Parcel 908.00 CO
(NAME) 908 Old Fountain Place	(NAME) 545 Mainstream Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Phyllis K. Midgett, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Carlton, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 all of Unit No. 908, on the Plan of Section 2 Fox Run Condominiums, as shown by plat appearing of record in Plat Book 5200, Page 148, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Phyllis K. Midgett, unmarried by Warranty Deed dated April 30, 2004 of record in Instrument No. 20040510-0053363, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 Real property taxes and every year thereafter; Master Deed and By-Laws filed of record in Book 4956, page 582, Book 4956, page 590, Book 5174, page 609, Book 5535, page 713, Book 5548, page 852, Book 5564, page 582, Book 5895, page 516, Book 5896, page 1, Book 5936, page 301, Book 6370, page 817, Book 8510, page 95, and in Book 8510, page 100, said Register's Office; HOA Charter filed of record in Book 5208, page 188, said Register's Office; Right of way Easement to Cumberland Utility District and the Suburban Water Utility District filed of record in Book 8035, page 646, said Register's Office; Subject to any and all matters on plat of record filed in Plat Book 5200, pages 148; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

David Midgett, spouse of Phyllis K. Midgett, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

unimproved ☐

This is improved ☒ property, known as 908 Old Fountain Place, Hermitage, TN 37076
(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, 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, her 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/our hands this 25th day of May, 2007.

Phyllis K. Midgett

David Midgett

STATE OF TENNESSEE

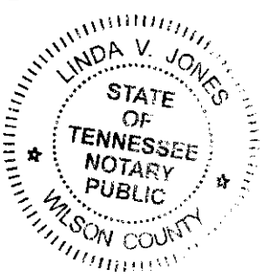
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Phyllis K. Midgett and David Midgett, 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 at office this 25th day of May, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 270301545

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122