WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/07 08:14 1 pgs
Fees:13.00 Taxes:196.10
20070621-0073945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Joanne Hockett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANDRE JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne Hockett	Franklin American Mortgage	082-12-0-040.00
(NAME)	(NAME)	
108 Neill Ave.	501 Corporate Centre Drive Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, James Doyle, Jr. and Betty Jean Griffith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne Hockett a single person, 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(s) 134, as shown on the map entitled Neill S. Brown's Addition to Nashville, of record Book 57, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 134 fronts 50 feet on the westerly margin of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to JAMES VERNON DOYLE, A LIFE ESTATES AND JAMES DOYLE, JR. AND BETTY JEAN GRIFFITH, by deed from GEORGE H. THOMPSON, III, TRUSTEE, of record Book 8953, page 282, dated May 19, 1993, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 108 Neill Ave., 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 our hands this 18th day of June 2007.

James Doyle, Jr.

Betty Jean Griffith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Doyle, Jr., and Betty Jean Griffith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of June 2007.

Commission expires:

Notary Public

ANDRE JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009