Return to:
Homeplace Title
7100 Executive Center Dr.
Brentwood, TN 37027 2007-187

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/07 11:30 2 pgs
Fees:13.00 Taxes:703.00
20070731-0090737

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Sharon B. Wolak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 2007

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua D. Wolak (NAME)	Franklin American Mortgage Co. (NAME)	MAP 83.11
2304 Brittany Dr (ADDRESS)	501 Corporate Centre Dr., #400 (ADDRESS)	PARCEL 160.00
Nashville, Tn 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, Julia Lynn Corlew, Executrix of the Estate of Margaret Jane Campbell, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua D. Wolak, Unmarried, and David P. Wolak and wife, Sharon M. Wolak

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. 50 on the Plan of Section Three, Addition Three, Fortland Park, of record in Book 3106, Page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 50 fronts 80.5 feet on the Southerly margin of Brittany Drive and extends back 187.1 feet on the Easterly line and 97.4 feet on the Westerly line to a dead line in the rear, measuring 121.0 feet thereon.

BEING the same property conveyed to Margaret Jane Campbell by Quitclaim Deed dated May 20, 1989, from James M. Campbell, of record in Book 7847, Page 19, Register's Office for Davidson County, Tennessee. The said Margaret Jane Campbell having since died testate, December 31, 2006, a resident of Davidson County, Tennessee. By Last Will and Testatment of Margaret Jane Campbell, Docket No. 07P-199, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the herein described property was devised to Steven Lewis Phillips, Julia Lynn Corlew, Robert Cornelius Philips, Deborah Colleen Maynard, Anthony Paul Phillips, Jeffrey David Phillips, and Jimmie Marshall Campbell. Pursuant to the ORDER TO SELL REAL PROPERTY, Docket No. 07P-1999, in the Seventh Circuit Court for Davidson County, Tennessee, Julia Lynn Corlew executes this instrument as Executrix of the Estate of Margaret Jane Campbell, Deceased.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2304 Brittany Drive, 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 22nd day of June, 2007

Estate of Margaret Jane Campbell, deceased
By: Julia Lynn Corlew, Executrix
Julia Lynn Corlew, Executrix

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Julia Lynn Corlew and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix respectively of the Estate of Margaret Jane Campbell the within named bargainor, and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Julia Lynn Corlew as such Executrix

Witness my hand and official seal at office at Goodlettsville, TN on this the 22nd day of June 2007.

My commission expires 9/21/09

Doris Coley
Notary Public

DORIS COLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.