(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/10 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/08/07 10:20 2 pgs
Fees:13.00 Taxes:1387.50
20070808-0094790

STATE OF TENNESSEE NOTARY PUBLIC CYNTHIA ANN GORE COUNTY OF WILLIAMSON

STATE OF TENNESSEE NOTARY PUBLIC CYNTHIA ANN GORE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael Rhoden	Franklin American Mtg	171-03-0-A-183.00-CO
(NAME)	(NAME)	
1412 Fort Gaines Place	501 Corporate Centre Dr.	171-03-0-A-
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Ste. 400 Franklin, TN 37067	183.00-CO
(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, **Charles A. Balkon and wife, Tessa Balkon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Rhoden and wife, Christy Rhoden**, 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, TN, BEING LOT NO. 49 ON THE PLAN OF SECTION 6B, FREDERICKSBURG, OF RECORD IN BOOK 7900, PAGE 509 AND BOOK 9700, PAGE 151, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES A. BALKON AND WIFE, TESSA BALKON BY WARRANTY DEED FROM PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, RECORDED ON THE 8TH DAY OF JANUARY, 1999 IN BOOK 11288, PAGE 794, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 509 and Book 9700, page 154; restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10694, page 541, Book 7798, page 843 and Book 10453, page 931; by-laws of record in Book 8920, page 45; charter of record in Book 8920, page 40; easement of record in Book 7993, page 269 and Book 7851, page 712; deed of conveyance of record in Book 9698, page 81 and Book 9698, page 124; amenities area of record in Book 9443, page 538 and Book 7900, page 804; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1412 Fort Gaines Place, Brentwood, TN 37027
(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 20th day of July, 2007.

Charles A. Balkon

Tessa Balkon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles A. Balkon and Tessa Balkon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of July, 2007.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008