WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance D. Carney	Franklin American Mortgage	**Map 145-6**
(NAME)	(NAME)	
5852 Beauregard Drive	501 Corporate Centre Drive #100	**Parcel 57.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, **JIJI MATHEW, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANCE D. CARNEY, unmarried,** 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. 36 on the Plan of Tyne Valley Estates, Section 12, of record in Book 3842, page 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JiJi Mathew by deed from Russell G. Hamilton and Cherie Y. Hamilton of record as Instrument No. 20060224-0021664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3842, page 255, said Register's Office; and (c) Restrictive covenants contained in Book 3574, page 303 and Book 4315, page 836, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5852 Beauregard Drive, Nashville, TN 37215

(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 19th day of October, 2007.

Jiji Mathew
By: Terri D. Jackson, Attorney in Fact

Jiji Mathew by Terri D. Jackson, AIF

Davidson County DEEDWARR
Recvd: 11/05/07 14:39 2 pgs
Fees:13.00 Taxes:1850.00

20071105-0130385

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of October, 2007, before me personally, **Terri D. Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jiji Mathew** and acknowledged that she executed the same as the free act and deed on behalf of **Jiji Mathew.**

Witness my hand and official seal at Nashville, Tennessee this 19th day of October, 2007.

Commission expires:



Notary Public