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Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDMARR
Recvd: 12/03/07 14:30 2 pgs
Fees:13.00 Taxes:702.63

20071203-0139956

State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 189,900.00

Affiant

Subscribed and sworn to before me, this the 27th day of November , 2007

Notary Public

My Commission Expires: 4-12-2008

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Margerie I. Arroyo	Franklin American Mortgage	150-06-0-277.00
3183 Anderson Road	501 Corporate Centre Drive, Ste400	
Franklin, TN 37067	Franklin , TN 37067	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Carolyn Lawrence, married** said Grantor does hereby bargain, sell, transfer and convey unto **Margerie I. Arroyo, 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. 2 as shown on the Final Plat Resubdivision of The Reserved Area "B", 1st Revision to Stonebridge, of record as Instrument No. 20060323-0033143 in the Register's Office for Davidson County, Tennessee, as amended by Surveyor's Certificate of Correction of record as instrument No. 20061116-0142499, in said Register's Office, to which plat reference is made for a more complete and accurate description.

Being part of the same property conveyed to Carolyn Lawrence in Instrument 20061116-0142501 recorded 11/16/2006, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 3183 Anderson Road, Antioch, TN 37013

Improved X Unimproved _____

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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~~ 27th day of November, 2007.

Carolyn Lawrence

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of November, 2007, before me personally appeared Carolyn Lawrence to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Witness my hand and official seal this the 27th day of November, 2007

Notary Public

My Commission Expires: 4-12-2008



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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds