WARRANTY DEED

File Number: 70508

Davidson County DEEDWARR
Recvd: 02/15/08 10:23 4 pgs
Fees:23.00 Taxes:514.30
20080215-0015178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Cambric	Franklin American Mortgage Company	163-05-0-A-033.00-CO
(NAME)	(NAME)	
5170 Hickory Hollow Pkwy Unit 826	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, David Cardwell and Donna Cardwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Courtney Cambric, 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:

SEE ATTACHED EXHIBIT A

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Pkwy Unit 826, Antioch, TN 37013

(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 7th day of February, 2008.

David Cardwell

Donna Cardwell

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Cardwell and Donna Cardwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that David Cardwell and Donna Cardwell executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 7th day of February, 2008.

Commission expires:

MY COMMISSION EXPIRES
May 23, 2009

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

5170 Hickory Hollow Pkwy, Unit 826-Antioch, TN 37013 Map 163-05-0-A Parcel 033.00-CO

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Phase I, Hickory Hollow Townhomes (Mill Park), as of record in Plat Book 9700, Pages 538 and 539, as amended in Plat Book 9700, Pages 686, and amended in Book 11674, Page 536, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Cardwell and wife, Donna Cardwell by Cash Deed for Tennessee from Alphonso Jackson, Secretary of Housing and Urban Development recorded on January 14, 2004 in Instrument # 20040114-0005935, and re-recorded in Instrument # 20040304-0024406, in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Subject to all matters as set forth per Plat Book 9700, Page 538 & 539, as amended in Plat Book 9700, Page 686, and amended in Book 11674, Page 536, Register's Office for Davidson County, Tennessee.

Subjective to Declaration of Covenants, Conditions, and Restrictions for Mill Park Townhomes P.U.D. Subdivision contained in an instrument of record in Book 10719, Page 425 & 426, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Charter at Book 10719, Page 419, of said Register's Office.

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES:_____

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010