WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/08 16:06 2 pgs
Fees:13.00 Taxes:869.50
20080425-0042595

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Lauren E Hagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren E. Hagan	SunTrust Mortgage Inc.	17800005100
(NAME)	(NAME)	
9486 Highway 96	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Baltimore, MD 21279-0041	
(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, Kimberly Richey, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lauren E. Hagan 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 the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 9 as shown on the survey of Donald R. Carver, dated May 23, 1973, as follows:

BEGINNING at an iron pin in the northerly right-of-way of Highway 96, and being in the southeasterly corner of Tract No. 8 of said survey; thence, leaving said right-of-way, North 30 deg. 48 min. East 792.72 feet to an iron pin being the southwesterly corner of the Clara M. Adcock property (Book 5572, page 198, Register's Office for said County); thence, with Adcock's southwesterly property line, South 56 deg. 24 min. 08 sec. East 272.52 feet to an iron pin, being Adcock's southeasterly property line; thence leaving Adcock's southeasterly property line, South 30 deg. 42 min. 50 sec. West 301.91 feet to an iron pin in the northerly right-of- way of Highway 96; thence, with said right-of-way, North 60 deg, 10 min. West 47.0 feet to a concrete marker; thence, North 52 deg. 30 min. West 202.0 feet to a concrete marker; thence, North 59 deg. 50 min. West 25.78 feet to the point of beginning.

Being the same property conveyed to KIMBERLY RICHEY, by deed from PETER WASNER, of record in Book 10715, page 54, dated December 1, 1997, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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.

unimproved ☐
This is improved X property, known as 9486 Highway 96, Franklin, TN 37064
(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 31st day of January, 2008.

Kimberly Richey by Julie Boos, Attorney in Fact

Kimberly Richey by Julie Boos, Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Boos, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument as Attorney in Fact for Kimberly Richey and is authorized by Kimberly Richey to execute this instrument on her behalf for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 31st day of January, 2008.

Commission expires: 01/24/2009

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212