File No. 280500516

20B

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/04/08 10:41 2 pgs
Fees:13.00 Taxes:471.75

20080604-0057090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$127,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris French and wife, Kelly French	**Reunion Mortgage, Inc.**	**MAP: 8** **PARCEL: 15.00**
(NAME) **8203 Whites Creek Pike**	(NAME) **1416 Mishawaka Avenue, Suite 200**	
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **South Bend, IN 46615**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Jean C. Yount, unmarried and William Yount, unmarried

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Chris French and wife, Kelly French,

hereinafter called the grantee(s), 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 14th Civil District of Davidson County, Tennessee, being known as Tract No. 1 on the unrecorded Map of the property known as The Bracey Farm, and described according to a survey made May 10, 1960, by Stephen A. Draper, Surveyor, as follows:

BEGINNING at a point in the West margin of Springfield Highway, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, South 88 deg. West 200 feet to the line of the Fisher Lands; thence along Fisher's East line, South 15 deg. 45 min. East 290 feet, more or less, to a corner of the Fisher Property; continuing with Fisher's line, Easterly 128 feet, more or less, to the West margin of Springfield Highway; thence with the margin of the same Northerly 286 feet to the point of beginning.

BEING part of the same property conveyed to Jean C. Yount, Unmarried and William Yount, Unmarried, by Warranty Deed dated November 29, 2006, from Margaret Ellen Huff Goodman and husband, Steve A. Goodman and Patricia Anne Huff Johnson and husband Charles T. Johnson, Sr., of record by Instrument No. 20061208-0151758 in the Register's Office for Davidson County, Tennessee. And subsequently BEING part of the same property conveyed to Jean C. Yount, Unmarried and William Yount, Unmarried by Deed of Correction dated August 7, 2007, from Margaret Ellen Huff Goodman and husband, Steve A. Goodman and Patricia Anne Huff Johnson and husband, Charles T. Johnson, Sr., of record by Instrument No. 20071008-0119786 in the Register's Office for Davidson County, Tennessee. The said Lois S. Huff having retained a Life Estate on subject property has since died on April 19, 1997.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **8203 Whites Creek Pike, Joelton, TN 37080**

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of May, 2008.

Jean C. Yount

Jean C. Yount

William Yount

William Yount

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 **Jean C. Yount, Unmarried and William Yount, Unmarried**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of May, 2008.

Commission expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Mary Birthright

Notary Public

File Number: 280500516

RETURN TO:
AmTitle & Escrow
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Goodlettsville, TN 37072