WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/08 11:39 2 pg
Fees:13.00 Taxes:549.45

20080703-0068970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-19-08 (AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lisa M. Collins	Franklin American Mort. Co.	150-05.01
(NAME)	(NAME)	
3029 Anderson Road	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	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, G. Terry Clapp and wife, Frankie N. Clapp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa M. Collins and Charles B. Collins, wife and husband, 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. 153 on the Plan of Cherry Hills, Section 3 of record in Plat Book 4175, Page 59, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to G. Terry Clapp and wife, Frankie N. Clapp, by deed of record in Book 5233, Page 422, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3029 Anderson Road, Nashville, TN 37217
(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.

JUN. 19. 2008 10:36AM ADVANTAGE TITLE 615-777-2015 NO. 9930 P. 9

Witness our hands this 19th day of June, 2008.

G. Terry Clapp

Frankie N. Clapp

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 G. Terry Clapp and Frankie N. Clapp with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2008.

Commission expires: 5.2.2011

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission

Notary Public