WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/08 10:58 2 pg:
Fees:13.00 Taxes:407.88
20080822-0086487

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110239.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Angell	Franklin American Mortgage	44-01-0/24.00
(NAME)	(NAME)	
338 Keeton Avenue	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, **BW Howard Franzhise Enterprises Industries, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Angell, unmarried and Trina Henderson, unmarried, as joint tenants in common**, 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:

Being Lot No 50 scenic view subdivision not of record and described according to a survey made by T.R. Stanford dated November 30th.1966 as follows:

Beginning on the southwesterly margin of Keeton Ave at the corner of Lot No 50 and 51; thence with the line between Lots 50 and 67, northwesterly 100 feet; thence northeasterly 165 feet to the southwesterly margin of Keeton avenue thence southeasterly with said avenue 100 feet to the point of beginning more or less.

Being the same property conveyed to Mark Hamiltoin by Deed from Bank of New York dated July 20th, 2005 and filed for record in Instrument No. 20051219-0152064 Register's office of Davidson County, Tennessee. And being further conveyed to Lasoy Phomdouangsy by Deed from Mark Hamiltoin dated September 22nd, 2006 and filed for record in Instrument no. 20061006-0124453 Register's office of Davidson County, Tennessee. And being further conveyed to US Bank NA by trustees deed from Lasoy Phomdouangsy dated November 21st, 2007 and filed for record in Instrument No. 20071126-0136817 Register's office of Davidson County, Tennessee. And being further conveyed to Harden property group by Deed from US Bank NA dated March 20th, 2008 and filed for record in Instrument No. 20080325-0029811 Register's Office f Davidson County, Tennessee and Being further conveyed to BW Howard Franchise Enterprise Industries LLC by deed from Harden Group LLC dated March 25th, 2008 and filed for record in Instrument No. 20080326-0030202 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing in the Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2008 Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 338 Keeton Avenue, Old Hickory, TN 37138

(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 my hand this 7th day of August, 2008.

BW Howard Franchise Enterprise Industries LLC

By: Bob Wadley

Bob Wadley, President

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bob Wadley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be a president of the within named bargainer, a Limited Liability Company, and that he as such president executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as president.

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

Commission expires: February 21, 2012

Judith Jacobs Notary Public

