File No. 80599

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/08 12:47 2 pgs
Fees:13.00 Taxes:684.50
20080828-0088493

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

John C. Long
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-28-12
(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE LAW SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan M. Hampton	Franklin American Mortgage Company	064 15 0A 029.00 CO
(NAME)	(NAME)	
600 Sweetwater Circle	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, John Chadwick Long and wife, Lauren Jones Long, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan M. Hampton, unmarried and Emma M. Hawkins, unmarried, as tenants in common with rights of survivorship, 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. 68 on the Plan of Plantation Walk, Revision One, Section One, a Planned Unit Development, as of record in Plat Book 7900, Page 697, as revised in Book 9432, Page 449, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Chadwick Long by deed from Jack T. McAfee, unmarried and Clifford Earl Wilson, unmarried, dated September 26, 2002 and recorded on October 7, 2002 in Instrument No. 20021007-0121710, Register's Office, Davidson County, Tennessee.

Declaration of Restrictive Covenants for Plantation Walk of record in Book 9231, page 719, said Register's Office.

Supplementary Declaration to Declaration of Restrictive Covenants for Plantation Walk of record in Book 9547, page 904, said Register's Office.

Charter for Plantation Walk Homeowners Association, Inc. of record in Book 9315, page 723, Register's Office for said county.

Subject to a sanitary sewers and/or storm drain easement of record in Book 11125, Page 430, said Register's Office.

Declaration of Easement of record in Book 11125, Page 230, Register's Office for Davidson County, Tennessee.

Lauren Jones Long herein joins to convey any and all right and interest she may have; especially her marital rights.

File No. 80599

unimproved ☐

This is improved ☒ property, known as 600 Sweetwater Circle, 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 25th day of August, 2008.

John Chadwick Long

Lauren Jones Long

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Chadwick Long and wife, Lauren Jones Long, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 25th day of August, 2008.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public