WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson (TE)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Scott Rice	Franklin American Mortgage	162-01-F-47.CO
(NAME)	(NAME)	
420 Claircrest Drive	501 Corporate Centre Dr, Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, TSS Bonita K. Allen, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Scott Rice, unmarried, 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 Unit 47, on the Plan of Clairmont, Phase 6, Condo Plan of record in Plat Book 7900, page 44, and Planned Unit Development of record in Plat Book 6200, page 393, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bonita K. Allen, unmarried, by deed from Paula L. Branson, unmarried, of record as Instrument No. 20060420-0045154, dated April 17, 2006, said Register's Office.

A certain condominium apartment known as Unit No. 47 of the Horizontal Property Regime of Benkie Dixon, Condominium, pursuant to Master Deed of record as Instrument No. 2005[illegible]-0150617, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

This conveyance is subject to: 2008 taxes, a lien but not yet due and payable: all matters appearing on the plan of record; and all restrictions, master deed, by-laws and easements of record.

unimproved ☐

This is improved ☒ property, known as 420 Claircrest Drive, #47, Antioch, TN 37013
(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 22nd day of September, 2008.

Bonita K. Allen

Davidson County DEEDWARR
Recvd: 09/29/08 12:49 2 pgs
Fees:13.00 Taxes:354.83

20080929-0098589

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonita K. Allen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of Sept br 2008.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 20 2010

My Commission Expires:

RETURN TO:

#3449
ADVANTAGE TITLE & ESCROW
2000 Mallory Lane, Suite 130
Box 523
Franklin, TN 37067

186