File No. 281000428

WARRANTY DEED



My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/14/08 10:20 2 pgs
Fees:13.00 Taxes:468.05

20081114-0112631

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Abram	Franklin American Mortgage Company	053-07-0-042.00
(NAME) 1803 Turners Street	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) 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 grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sam L Adams, an unmarried man**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Joyce Abram, a single woman**, hereinafter called the grantee, her 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. 60, on the Revised Plan of Section "F", Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 131, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Sam L. Adams, unmarried by Warranty Deed from Willie H. Brown and wife, Sarah Jeanette Brown of record in Book 11517, Page 803 on 06/07/1999 and filed for record on 06/08/1999, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to the following : all matters as set forth per Plat Book 1424, Page 131; Subject to Utility Easement of record in Book 2020, Page 54; Charter of Homeowner's Association as shown of record in Book 8290, Page 865, all of the Register's Office for Davidson County, Tennessee.

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 1803 Turner St., 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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/our hands this 11th day of November, 2008.

Sam L Adams

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 Sam L Adams 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of November, 2008.

Commission expires: November 22, 2008

Kim Gillespie

Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 281000428

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075