File No. 281100123

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/08 09:54 2 pgs
Fees:13.00 Taxes:795.50

20081231-0123851

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol L. Grant	Franklin American Mortgage Co.	Map 075-11-0A Parcel 012.00 CO
(NAME) 1204 Andrew Donelson Drive	(NAME) 501 Corporate Centre Dr., #400	
(ADDRESS) Hermitage, TN 37076	(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 grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Christopher R. Fee and wife, Robin S. Fee,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Carol L. Grant,*** 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:

*a single woman

Being Lot No. 26 on the Plan of First Revision, Phase One, Heritage Meadows, as of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher R. Fee and wife, Robin S. Fee by Deed dated August 31, 1998 from William E. Dillon and wife, Pamela P. Dillon of record in Deed Book 11092, page 990, Register's Office for said County.

This property is subject to: Taxes for the year 2009 and subsequent years, a lien; By-Laws as shown of record in Deed Book 10337, Page 102, Register's Office for said County; Bellsouth Utility Easement as shown of record in Deed Book 10613, Page 652; Charter of Homeowner's Association as shown of record in Book 11114, Page 771; Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 167, Register's Office of said County; Subject to all matters as set forth on the boundary plat of record in Plat Book 9700, Page 88; all in the Register's Office of 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 1204 Andrew Donelson Drive, Hermitage, TN 37076
(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 our hands this ~~31st~~ 29th day of December 2008.

Christopher R. Fee

Robin S. Fee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christopher R. Fee and Robin S. Fee, 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 at office this ~~31st~~ 29th day of December, 2008.

Commission expires: September 17, 2011

Julia A. Hirt Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Seal)

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RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122