9:08

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090023284 DEEDWARR
Recvd: 04/07/09 15:44 2 pgs
Fees:13.00 Taxes:730.75
20090407-0031934

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 197,500.00

Affiant

SUBSCRIBED AND ~~SWORN TO BEFORE~~ ME, THIS THE 27th day of March, 2009

Notary Public:

MY COMMISSION EXPIRES: 5/2/2010
(AFFIX SEAL)

Kerri Duncan Notary Public State of Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Evans	Franklin American Mtg. Co.	Parcel ID:
1015 Maxwell Ave.	501 Corporate Centre Drive	08305014100
Nashville, TN 37206	Suite 400 Franklin, TN 37067	

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

Courtney M. Humphrey fka Courtney M. Fann and husband, Stephen M. Humphrey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John Evans and wife, Leila Evans

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 Lot No. 20 of Block "F", on the Plan of East Wood Addition as shown on plat of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot fronts 50 feet on the north side of Maxwell Avenue and extends back northerly between parallel lines 211 feet, more or less, to an alley.

Being the same property conveyed to Courtney M. Fann and Stephen M. Humphrey, both unmarried, by deed from Daniel Cross Turner and wife, Keaghan Kane Turner, of record in Instrument 20050922-0113936, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees; (2) all matters appearing on the plan of record in Plat Book 332, page 63, said Register's Office; and (3) Driveway Agreement of record in Book 5419, page 994, said Register's Office.

Hello guys ma'

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1015 Maxwell Ave., Nashville, TN 37206

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 our hands this 27th day of March, 2009.

Courtney M. Humphrey

Stephen M. Humphrey

Ret- Heritage Title, LLC
Louisville, KY 40299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney M. Humphrey fka Courtney M. Fann and husband, Stephen M. Humphrey, 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 27th day of March, 2009.

My Commission Expires: 11/7/10

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.