03

Kathy Title
48-A

BILL GARRETT, Davidson County
Trans: T20090026907 DEEDWARR
Recvd: 04/23/09 14:52 3 pgs
Fees: 18.00 Taxes: 591.63
20090423-0037002

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
572989 014308
Natalie Powers

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) **CARRIE A. PAGE**	(NAME) **FRANKLIN AMERICAN MORTGAGE**	117-03-0-C 134.00 CO
(STREET ADDRESS OR ROUTE NUMBER) **134 HILLSBORO PLACE**	(STREET ADDRESS) **501 CORPORATE CENTER DR., #400**	
(CITY) (STATE) (ZIP) **NASHVILLE, TN 37215**	(CITY) (STATE) (ZIP) **FRANKLIN, TN 37067**	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Andrew M. Crawford, a single man have this day bargained and sold, and do hereby transfer and convey unto the said **CARRIE A. PAGE** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20050805 0092499 in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 159,900.00

Affiant Rachelle Caudill

Subscribed and sworn to before me this the 15TH day of APRIL, 2009

Notary Public Diane K. Mann

My commission expires: 2/11/13
(Affix Seal)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

This is unimproved ( ), known as 134 Hillsboro Place, Nashville, TN 37215
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 19th day of March, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew M. Crawford

STATE OF
COUNTY OF

Personally appeared before me, Sanya L. Arbogast, a Notary Public in and for said County and State, Andrew M. Crawford, the within named bargainor unmarried (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2008.

Notary Public
My Commission Expires:

(This area for official notarial seal)

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

FRS File No.: 572989 Customer File No.: 014308 Andrew M. Crawford

EXHIBIT A

Being a certain Condominium apartment in Davidson County Tennessee, being Unit No. 134, Building D, of the Hillsboro Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, ET SEQ., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Place, of record in Book 6244, Page 394, and Book 6285, Page 209, Register's Office for Davidson County Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6244, Page 405, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hillsboro Place Condominiums of record in Book 5200, Page 725, and amended in book 5200, Pages 757 and 758, said Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.