File No. 90632

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090056266 DEEDWARR
Recvd: 08/18/09 09:32 2 pgs
Fees:13.00 Taxes:341.60
20090818-0077512

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,325.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/28/12

(AFFIX SEAL)

Rebecca Campbell Notary Public State of Tennessee Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Hamon	Franklin American Mortgage Company	094010025600
(NAME)	(NAME)	
902 South 14th Street	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, David A. Putt and wife, Lee Putt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Hamon, 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:

Described property located in Davidson County, Tennessee, to-wit:

Lot Number 71 on the Map of Shelby Heights Subdivision, Section 1, Revised, as of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot Number 71 fronts 60.0 feet on the westerly margin of South 14th Street and extends back 109.0 feet on the northerly line and 111.9 feet on the southerly line to a dead line, measuring 60.1 feet thereon.

Being the same property conveyed to David A. Putt and Lee Putt by deed from Secretary of Housing and Urban Development, dated August 14, 2006 and recorded on August 18, 2006 in Instrument No. 20060818-0102218, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 902 South 14th Street, Nashville, TN 37206

(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.

File No. 90632
Witness our hands this 14th day of August, 2009.

David A. Putt

Lee Putt

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 David A. Putt and wife, Lee Putt, the bargainor(s), 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 14th day of August, 2009.

Commission expires: 2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County