WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

R J Barker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2009.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Barker	Franklin American Mortgage Co.	
(NAME)	(NAME)	
402 Bunkerhill Drive	501 Corporate Centre Drive, Ste 400	106-15-19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JEAN H. MCCLENDON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J. BARKER, 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Hill N. Dale Acres, of record in Book 2900, page 33, Register's Office for said County.

Said Lot No. 48 fronts 95.7 feet on the northeasterly side of Bunkerhill Drive and runs back 315.7 feet on the northwesterly line and 252.1 feet on the southeasterly line, to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to Harold E. McClendon and wife, Jean H. McClendon by deed from Marcus L. Moss and wife, Evelyn V. Moss, dated September 8, 1965, of record in Book 3943, page 327, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Jean H. McClendon by deed from Rick M. Johnson, Trustee, dated January 7, 1992, of record in Book 8604, page 764, Register's Office for Davidson County, Tennessee. By Order Approving Sale of Improved Property and Payment of Agent's Commission, filed August 25, 2009, Case No. 08P-1335, Probate Court Clerk's Office for Davidson County, Tennessee, Amanda McClendon, Co-Conservator is authorized to sell and sign all documents in connection with sale of the subject property.

unimproved ☐

This is improved ☒ property, known as 402 Bunkerhill Drive, Nashville, TN 37217

(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.

BILL GARRETT, Davidson County
Trans:T20090059325 DEEDWARR
Recvd: 08/31/09 09:19 2 pgs
Fees:13.00 Taxes:592.00
20090831-0081274

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 27th day of August, 2009.

Jean H. McClendon

By: _____ Co Conservator

Amanda McClendon, Co-Conservator

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 Amanda McClendon, Co-Conservator, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2009.

Amy Adams Gowan

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010