RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090800703

# WARRANTY DEED

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires
February 18, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
8th day of SEPTEMBER, 2009

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **TERESSA A. PULLIAM** | **FRANKLIN AMERICAN MORTGAGE** | **098-05-OA-028.00** |
| **6173 HAMPTON HILL WAY** | **501 CORPORATE CENTRE DR., STE. 400** | |
| **HERMITAGE, TN 37076** | **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,

**GERALD E. LOWERY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**TERESSA A. PULLIAM**

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. 141 on the plan of Section One, Hampton Hall, of record in Book 9700, pages 290 and 291, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Gerald E. Lowery, married, by Warranty Deed from Kathleen Lowery and husband, Gerald E. Lowery, dated 9/13/07 and recorded 9/14/07 in Instrument Number 20070914-0110342, also being the same property previously conveyed to Kathleen Lowery, married, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, dated 3/30/98 and recorded 4/2/98 in Book 10869, page 636, Register's Office for Davidson County, Tennessee.**

This is improved ( X) property known as **6173 HAMPTON HILL WAY, HERMITAGE, TN 37076**
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 8th day of SEPTEMBER, 2009.

**GERALD E. LOWERY**

BILL GARRETT, Davidson County
Trans: T20090063024 DEEDWARR
Recvd: 09/15/09 10:28 2 pgs
Fees: 13.00 Taxes: 592.00
20090915-0086028

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD E. LOWERY. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 8th day of SEPTEMBER, 2009.

Commission Expires: _____.

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires
February 18, 2013

Theresa E. Dietzy
Notary Public

---

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2009.

Commission Expires:_____

_____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2009, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2009.

Commission Expires:_____

_____
Notary Public