BILL GARRETT, Davidson County
Trans:T20090064895 DEEDWARR
Recvd: 09/23/09 10:09 2 pgs
Fees:13.00 Taxes:851.00

20090923-0088439

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$230,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2009.

Notary Public

My commission expires: 1/11/11

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Baridi Jackson **Tanuel Ford**	Franklin American Mtg.	**Map/Parcel 141-12-0-C-017.00CO**
7220 River Bend Road	501 Corporate Centre Dr. Suite 400	
Nashville, TN 37221	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 ACKNOWLEDGE, WE,

Michael Tollison and wife, Valerie Tollison

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

Baridi Jackson, unmarried, and Tanuel Ford, 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. 17, on the Plan of River Bend, of record in Book 6900, pages 504 and 505, amended by surveyors certificate of correction in Book 7485, page 833, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Tollison and wife, Valerie Tollison, by Warranty Deed, from Stephen Fouche and wife, Susan Fouche, of record in Instrument No. 20021014-0125956, Dated September 9, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, pages 504, Book 6900, page 505 and Book 7465, page 833, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 493, Register's Office for DAVIDSON County, Tennessee. Agreements of record in Book 7278, page 822, Book 4817, page 792 and Book 6621, page 303, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Book 7347, page 636, Register's Office for DAVIDSON County, Tennessee. Easement of record in Book 4581, page 1307, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Book 7347, page 643, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues - if any. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **7220 River Bend Road, Nashville, TN 37221.**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 18th day of September, 2009.

Michael Tollison

Valerie Tollison

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Michael Tollison and Valerie Tollison , the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 18th day of September, 2009.

Notary Public

My Commission Expires:_____

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **09871-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027