(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090067119 DEEDWARR
Recvd: 10/02/09 10:49 2 pgs
Fees: 13.00 Taxes: 407.00

20091002-0091598

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Sooter	Franklin American Mortgage Company	086-13-0-004.00
(NAME)	(NAME)	
3373 Lakeside Pl	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, I/WE, **Debra D. Clark**, KNA Debra D. Hulvey, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary A. Sooter**, 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 52A, LAKESIDE WOODS ESTATES, ZONE LOT DIVISION OF LOTS 52 AND 59, SECTION 2, as shown on plat of record in Plat Book 6900, Page 269, amending Book 6200, Page 461, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Debra D. Clark by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C., recorded on the 11th day of June, 2001 in Instrument No. 20010611-0061152, in the Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3373 Lakeside Pl, 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, has 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 30th day of September, 2009.

Debra D. Hulvey

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Debra D. Hulvey**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2009.

Notary Public

My commiss on expires: _____