WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20090068807 DEEDWARR
Recvd: 10/08/09 11:04 2 pgs
Fees:13.00 Taxes:745.55

20091008-0093752

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$201,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES 1/7/13
(AFFIX SEAL)

KARON KELLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertha Hilliard	Franklin Synergy Bank	141070B03600CO
(NAME)	(NAME)	
6916 Somerset Farms Circle	3301 Aspen Grove	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, **Ronald Fortenberry**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bertha Hilliard**, a single woman, 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:

BEING Lot 109, SECTION TWO, SOMERSET FARMS Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 671, as corrected in Book 9353, Page 237, 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 Ronald Fortenberry by Warranty Deed from Cheryl A. Brown, an unmarried, woman, recorded May 4, 2006 in Instrument No. 20060504-0051972, as corrected in Instrument No. 20060816-0101034, in the Register's Office, Davidson County, Tennessee.

Kathi Fortenberry, spouse of Ronald Fortenberry, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

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 6916 Somerset Farms Circle, 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, 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 2nd day of October, 2009.

Ronald Fortenberry

Kathi Fortenberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Ronald Fortenberry and Kathi Fortenberry**, 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 2nd day of October, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON