29-1-369

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 28, 2012
(AFFIX SEAL)

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd F. Hurt	Franklin American Mortgage Company	25-07-0-7.00
(NAME)	(NAME)	
409 Rosehill Drive	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Franklin , TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Laura B. Fisher and Timothy A. Fisher wife & husband** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Todd F. Hurt and wife Jamison R. Hurt** , hereinafter called the GRANTEE, **his/her** 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. 75 on the Plan of Ranchwood Estates, Section Three of record in Plat Book 3300, page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura B. Fisher and husband, Timothy A. Fisher by deed from Charles H. Hays and wife, Vonda K. Hays of record as Instrument No. 20000703-0065785, in the Register's Office for Davidson County, Tennessee, dated June 29, 2000.

This is property known as 409 Rosehill Drive, Goodlettsville, TN, 37072.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 409 Rosehill Drive , Goodlettsville, TN 37072

(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 GRANTEE, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20090071883 DEEDWARR
Recvd: 10/22/09 11:41 2 pgs
Fees:13.00 Taxes:703.00
20091022-0097702

Witness our hands this **15th** day of October, 2009.

Laura B. Fisher

Laura B. Fisher

Timothy A. Fisher

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Laura B. Fisher and Timothy A. Fisher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Nancy K. Shelton executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2009.

Commission expires: 11-29-2011

Darlene Edwards

Notary Public

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY