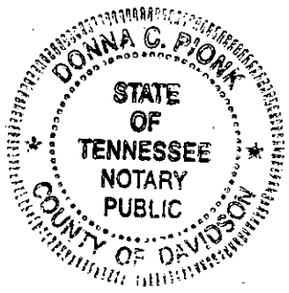
File No. 291000228

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,900.00**

Susan Nantz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2009.

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 1-9-2012

BILL GARRETT, Davidson County
Trans:T20090072420 DEEDWARR
Recvd: 10/26/09 09:36 2 pgs
Fees:13.00 Taxes:458.43
20091026-0098454

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Luke Elliott	Franklin American Mtg Co	05311023600
(NAME)	(NAME)	
106 Meadow Street	501 Corporate Centre Dr	
(ADDRESS)	(ADDRESS) Ste 400	
Old Hickory, TN 37138	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 grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert W. Slate II, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon Luke Elliott, unmarried**, hereinafter called the grantee(s), His 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. 37A on the boundary re-subdivision of Lots 34, 35, 36 and 37, Block "A", Life and Casualty Insurance Company Property recorded in Instrument No. 20080211-0013761 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ROBERT W. SLATE, II by deed from JASON WILKERSON of record in Instrument No. 20080430-0043897 on 04/25/2008 and filed for record on 04/30/2008, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien and are now due and payable; (2) All matters as set forth per Instrument No. 20080211-0013761, said Register's Office; (3) Restrictions of record in Book 1149, Page 657 and Book 1212, Pages 244 and 283, all in said Register's Office; (4) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20071116-0134344, said Register's Office; (5) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20071116-0134401, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 106 Meadow Street, Old Hickory, TN 37138
(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(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 hands this 23rd day of October, 2009.

Robert W. Slate II

Robert W. Slate II

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert W. Slate II, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of October, 2009.

Commission expires: 1/11/11

Brenda Huntsman

Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 291000228

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075