Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: January 17, 2012

(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles N. Horne, unmarried | Franklin American Mtg. (NAME) | 108-12-110 |
| 1009 Reelfoot Court (ADDRESS) | 501 Corporate Center Dr #400 (ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Franklin TN 37067 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ben Travis and Olivia Travis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles N. Horne, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 12 ON THE PLAN OF REELFOOT, SECTION ONE, OF RECORD IN PLAT BOOK 5200, PAGE 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERNCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION .

BILL GARRETT, Davidson County
Trans:T20090079411 DEEDWARR
Recvd: 11/23/09 10:54 2 pgs
Fees:13.00 Taxes:492.10
20091123-0107374

SAID LOT NO. 12 FRONTS 34.83 FEET ON THE WESTERLY SIDE OF REELFOOT COURT AND RUNS BACK 113.30 FEET ON THE NORTHERLY LINE, 136.57 FEET ON THE SOUTHERLY LINE, 120.00 FEET ON THE WESTERLY LINE AND 40.00 FEET ON THE SOUTHWESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO BEN TRAVIS, UNMARRIED BY DEED DATED OCTOBER 12, 2004 OF RECORD IN INSTRUMENT NO. 20041019-0125620, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1009 Reelfoot Court, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant

# WARRANTY DEED
(Continued)

with 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 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 my/our hand(s) this 18th day of November, 2009.

Ben Travis

Olivia Travis

STATE OF Tennessee

COUNTY OF Davidson

I, Darrell Lange, a Notary Public of the County and State first above written, do hereby certify that Ben Travis and Olivia Travis personally appeared before me this 18th day of Nov, 2009, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of November, 2009.

Notary Public

My Commission Expires:

(SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

**RETURN TO:**
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027