Box 166

WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20090080440 DEEDWARR
Recvd: 11/30/09 09:51 2 pgs
Fees: 13.00 Taxes: 373.33
20091130-0108882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy M. Heinen	Franklin American Mortgage Company	052-03-0-100.00
(NAME)	(NAME)	
904 Hospital Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Runion Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy M. Heinen, 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 part of Lot No. 14 of Block B, on the unrecorded Plan called Home Acres, described according to a survey made by Blanchard & Parrish, Engineers, dated 1939, as follows:

BEGINNING at a point in the south margin of Sanitarium Drive at the northwest corner of the property conveyed to E.H. Busch, by deed from R.D. Kinsey and wife, as of record in Book 1132, Page 63, Register's Office, said point being 294 feet more or less wets of the west line of Center Street; thence southerly along Busch's west line, 175 feet to the line between Lot Nos. 13 and 14; thence with the line between said lots, westerly 83 feet more or less to a point; thence northerly 175 feet more or less to the south margin of Sanitarium Drive; thence with the margin of the same, easterly 83 feet to the point of beginning, more or less.

Being the same property conveyed to Runion Properties, LLC, by Warranty Deed dated April 13, 2007 from Tennessee Equity Holdings, Inc. of record in Instrument No. 20070418-0046220, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 904 Hospital Drive, Madison, TN 37115

(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 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 hand this 20th day of November, 2009.

Runion Properties, LLC

By: Jeffrey E. Runion, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey E. Runion with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Runion Properties, LLC, and that he/she as such President of Runion Properties, LLC executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2009.

Commission expires:

Notary Public

