WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendra Hughes	FRANKLIN AMERICAN MTG CO.	149150B01500CO
(NAME)	(NAME)	
1515 Bridgecrest Drive Unit 217	501 CORPORATE CENTRE DR.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, WE, Matthew P. Rice, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendra Hughes, 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 Lot No. 217 on the Plan of Cambridge Forest Townhomes, of record in Instrument Number 20020213-0018958 and Revised in Instrument Number 20020710-0083055 and Instrument Number 20040224-0020966, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew P. Rice, unmarried, by Warranty Deed dated August 5, 2004 from The Craig Company, a Tennessee Corporation of record in Instrument No. 20040819-0100493, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Matthew P.. Rice by Tara DeSelms as his Attorney-in-Fact pursuant to recorded Power of Attorney of record in Instrument No 20091203011 0777, In the register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1515 Bridgecrest Drive Unit 217, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20090081843 DEEDWARR
Recvd: 12/03/09 10:23 2 pgs
Fees:13.00 Taxes:358.90
20091203-0110778

Witness my hand this 30th day of November, 2009.

Matthew P. Rice by Tara DeSelms as His Attorney-in-Fact

Matthew P. Rice
By Tara DeSelms as His Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of November, 2009 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Matthew P. Rice and acknowledged that she executed the same as the free act and deed of the said Matthew P. Rice, through Power of Attorney granted Tara DeSelms by the said Matthew P. Rice.

Witness my hand and official seal at Franklin, Tennessee this 30th day of November, 2009.

Commission expires:
5/6/2013

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

Notary Public