WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Hoyt Condra, Jr.	Franklin American Mortgage Co.	Map 159
(NAME)	(NAME)	
5625 Hillview Drive	501 Corporate Centre Drive, Ste 400	Parcel 158
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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, **STEVEN B. PARKER, EXECUTOR OF THE ESTATE OF PHILIP A. GERNHARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP HOYT CONDRA, JR. AND WIFE, BELISSA B. CONDRA,** 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. 8 on the Plan of Bokor Heights, Section Two, of record in Plat Book 4300, page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Philip A. Gernhard and Patricia R. Young by deed dated March 4, 1994 from Robert G. Striplin and wife, Betty C. Striplin, of record in Book 9271, page 809, said Register's Office. Patricia R. Young conveyed her interest in said property to Philip A. Gernhard by Quitclaim Deed of record in Book 9964, page 176, said Register's Office. Philip A. Gernhard died February 22, 2008. Steven B. Parker is the Executor of the Estate of Philip A. Gernhard with full power to sell said property without the joinder of any beneficiary, said estate being probated under Docket No. 08P-387, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 4300, page 1, said Register's Office; and (c) restrictive covenants of record in Book 4330, page 676, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5625 Hillview Drive, Brentwood, Tennessee 37027
(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 genders.

BILL GARRETT, Davidson County
Trans:T20090085687 DEEDWARR
Recvd: 12/21/09 11:26 2 pgs
Fees:13.00 Taxes:1640.03

20091221-0115836

Witness my hand this 17th day of December, 2009.

Steven B. Parker, Executor

Steven B. Parker, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven B. Parker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of Philip A. Gernhard and executed the within instrument as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 17th day of December, 2009.

Commission expires:

11-7-2012

Notary Public

