File No. 210010247

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$162,500.00** –

Rebecca R. Boillot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2010.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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

BILL GARRETT, Davidson County
Trans:T20100009992 DEEDWARR
Recvd: 02/19/10 10:35 2 pgs
Fees:13.00 Taxes:601.25
20100219-0012778

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca R. Boillot	Franklin American Mortgage Company	064160E08800
(NAME)	(NAME)	
300 Griffin Place, Unit #88	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Frances Gregory, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Rebecca R. Boillot**, _____ hereinafter called the grantee(s), Her 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 Unit No. 88, Building 24, as shown on the Site Layout Exhibit Plat of Truxton Village, filed as Exhibit A-1 to, and established by the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Truxton Village, of record in Instrument No. 20061025-0132473 and as amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to FRANCES GREGORY by deed from PHILLIPS BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20080109-0002576 on 12/28/2007 and filed for record on 01/09/2008, Register's Office for DAVIDSON County, Tennessee. For further information see Scrivener's Affidavit of record as Instrument No. 20100125-0006063, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2010 are a lien but are not yet due and payable; (2) Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Instrument No. 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656, and Instrument No. 20071105-0130490, said Register's Office; (3) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20001208-0121300, said Register's Office; (4) Storm water Detention Agreement Easement of record in Instrument No. 20051230-0156496, said Register's Office; (5) Charter of Homeowner's Association as shown of record in Instrument No. 20061026-0133179, Register's Office for said County; (6) Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20061106-0137657, 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 300 Griffin Place Townhome 88, Hermitage, TN 37076
(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), Her 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), Her 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 17th day of February, 2010.

Frances Gregory

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 Frances Gregory 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 17th day of February, 2010.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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RETURN TO:

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Hendersonville, TN 37075