File No. 20100023

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018096 DEEDWARR
Recvd: 03/29/10 11:29 2 pgs
Fees:13.00 Taxes:573.50
20100329-0023133

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2010.

MY COMMISSION EXPIRES: November 7, 2011

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laila Hubard	Franklin American Mortgage Company	86-8-82
(NAME)	(NAME)	
304 Strombury Ct.	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffrey Todd Wilson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laila Hubard, unmarried 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. 385, Phase I, Camden Woods, a Planned Unit Development, of record in Book 6900, Page 697 and 698, Register's Office for Davidson County, Tennessee.

Said Lot No. 385 fronts 65.98 feet northerly side of Strombury Court and runs back 78.10 feet to a point on the easterly line and 44.10 feet on the northerly lot line and 100 feet on the westerly lot line to a line in the rear on measuring 53.69 feet thereon.

Being the same property conveyed to Jeffrey Todd Wilson, unmarried by deed from Patricia A. Sackett, dated February 17, 2000, and recorded on February 22, 2000 in Instrument Number 200002220017148, Register's Office, Davidson County, Tennessee.

This conveyance subject to declarations, covenants and restrictions of record in Book 7260, page 5612; Book 767, page 580, Book 7675, page 926; Book 9036, page 329, Book 9231, page 737; Book 8241, page 196; Instrument Number 200809240096976, said Register's Office.

Subject to By-Laws of record in Book 7620, page 583, said Register's Office.

Subject to Charter of record in Book 7661, page 32, said Register's Office.

Subject to an Open Space Deed of record in Book 7783, page 585, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 304 Strombury Ct., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20100023

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 24th day of March, 2010.

X _____
Jeffrey Todd Wilson

_____ _____

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Todd Wilson, the bargainor(s), 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.

Witness my hand and official seal this 23rd day of March, 2010.

Commission expires:

4/23/2013

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

_____
Notary Public