BILL GARRETT, Davidson County
Trans:T20100021952 DEEDWARR
Recvd: 04/13/10 15:26 2 pgs
Fees:13.00 Taxes:518.00

20100413-0027940

WARRANTY DEED

24276

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Randal Francis
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF April, 2010.

Notary Public

(Affix Seal)

My Commission Expires

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires January 26, 2014

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Randal Francis and wife, Brenda Francis		Map 136-07-176
3645 Wood Bridge Drive	SAME	
Nashville, TN 37217		

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 consideration, the receipt of which is hereby acknowledged, ERNEST W. SCARBROUGH AND WIFE, SHIRLEY J. SCARBROUGH, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto RANDAL FRANCIS AND WIFE, BRENDA FRANCIS, hereinafter called the GRANTEE(S), their heirs and assigns, that 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. 391 on the Plan of Priest Lake Park, Section 6, as of record in Book 5050, pages 21 and 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ernest W. Scarbrough and wife Shirley J. Scarbrough by deed from James H. Gibbens, unmarried of record in Book 7662, page 721, Register's Office for Davidson County, Tennessee, dated September 23, 1988.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2010 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 136-07-176.
b. All matters shown on the Plan of record in Book 5050, pages 21 and 22, Register's Office for Davidson County, Tennessee.
c. Restrictions of record in Book 5097, page 566, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 3645 Wood Bridge Drive, Nashville, Tennessee 37217.

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), their heirs and assigns forever; and the GRANTOR(S), covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 1st day of April, 2010:

Ernest W. Scarbrough
Ernest W. Scarbrough

Shirley J. Scarbrough
Shirley J. Scarbrough

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named ERNEST W. SCARBROUGH AND WIFE, SHIRLEY J. SCARBROUGH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1ST day of April, 2010.

Lynn J Babcock
Notary Public

My Commission Expires: 1-29-13

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY