WARRANTY DEED

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

M McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2010.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Whittaker	Franklin American Mortgage Company	150-02-120
(NAME)	(NAME)	
3136 Justin Towne Court	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 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, Wendy Rene Howard and husband, Jeffrey David Howard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon Whittaker, an unmarried man,, 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:

A certain tract or Parcel of Land in Davidson County, Tennessee, described as follows to wit:

Being Lot 20-B of the zone lot division of Lots 15, 17, and 20, Justin Towne Resubdivision of Lots 13, through 26, Section II, of record in* Plat Book 5200, page 619, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

*Plat Book 5200, Page 528 and amended in

Being the same property conveyed to Wendy Rene Siebert, unmarried, by deedof record in Instrument No. 20091231-0118940, Register's Office for Davidson County, Tennessee. Wendy Rene Siebert now known as Wendy Rene Howard.

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

This instrument is executed on behalf of Jeffrey David Howard by Wendy Rene Howard as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100430-0033244, in the Register's Office for Davidson County, Tennessee.

Jeffrey David Howard joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 3136 Justin Towne Court, 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:T20100026110 DEEDWARR
Recvd: 04/30/10 15:56 2 pgs
Fees:13.00 Taxes:214.60

20100430-0033245

Witness my hand this 27th day of April, 2010.

Wendy Rene Howard

Wendy Rene Howard

Jeffrey David Howard by Wendy Rene Howard, his attorney in fact

Jeffrey David Howard by Wendy Rene Howard, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy Rene Siebert with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2010.

Commission expires:

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of April, 2010, before me personally appeared Wendy Rene Howard, the person who executed the foregoing instrument on behalf of Jeffrey David Howard and who acknowledged that she executed the same as the free act and deed of the said Jeffrey David Howard, through Power of Attorney granted she by the said Jeffrey David Howard.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2010.

Commission expires:

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

Notary Public

Return to: 10001053

Allegiance Title of TN, LLC
125B River Rock Boulevard
Murfreesboro, TN 37128