File No. 210040122

WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 29492
FTEC File # _____
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$126,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100026808 DEEDWARR
Recvd: 05/05/10 13:51 2 pgs
Fees: 13.00 Taxes: 468.05
20100505-0034111

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

KENNETH M. BROCK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua R. Lagersen.	People's Home Equity	Map/Parcel 07207022100
(NAME) 1303 Maxey Lane	(NAME) 2131 Ward Circle	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	
(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, We, **Marsha L. Cantrell, now known as Marsha L. Franks**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua R. Lagersen**, unmarried, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the map showing the tract of land on Maxey Avenue conveyed by Lizzie Hunley to John Quinn and Sarah E. Quinn, made May 5, 1923, by Erie Drake, County Surveyor, not of record, described as follows:

Beginning at a stake in the south margin of Maxey Avenue, the corner of Lot Nos. 1 and 2, being 150 feet easterly from the northwest corner of the original tract; thence with the southerly margin of said avenue, South 83 1/2 degrees east 56.15 feet; thence southwardly and parallel with the dividing line between Lot Nos. 2 and 3, 200 feet; thence westwardly and parallel with the southerly margin of Maxey Avenue 56.15 feet to the dividing line of Lot Nos. 1 and 2; thence northwardly with the dividing line of Lot Nos. 1 and 2, 200 feet to the beginning.

Being the same property conveyed to MARSHA L. CANTRELL, UNMARRIED by deed from JEAN ANNE HALL TYE of record in Book 9671, Page 806 on 05/12/1995 and filed for record on 05/15/1995, Register's Office for DAVIDSON County, Tennessee. Marsha L. Cantrell is now known as Marsha L. Franks.

** Michael A. Franks, spouse of the above-named Marsha L. Franks, joins in this conveyance to convey any and all interest he may have to said property, including marital interest.

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.

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 1303 Maxey Lane, Nashville, TN 37216

(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), His 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), His 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 28th day of April, 2010.

Marsha L. Franks

Marsha L. Franks

Michael A. Franks

Michael A. Franks

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 Marsha L. Cantrell, now known as Marsha L. Franks, and husband, Michael A. Franks, 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 28th day of April, 2010.

Commission expires: 1/11/11

Brenda Huntsman

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 210040122

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075