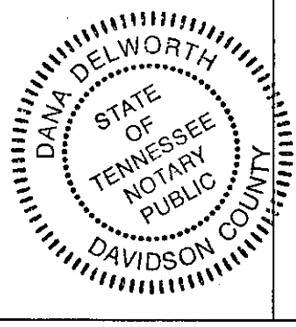
File No. 210040684

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20100027569 DEEDWARR
Recvd: 05/07/10 14:56 2 pgs
Fees: 13.00 Taxes: 358.90
20100507-0035194

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley N. Gibson	Franklin American Mortgage Company	
(NAME) 518 Debbie Drive	(NAME) 501 Corporate Centre Drive	76-1-124.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) 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, We, Betty J. Hynek and Loren R. McClenathan, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ashley N. Gibson, * 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:

* unmarried

Land in Davidson County, Tennessee, being Lot 93-B, TULIP GROVE WOODS, PHASE I, ZONE LOT DIVISION OF LOTS 93, 94 AND 95, as shown on plat of record in Plat Book 6200, Page 69, amended in Book 6250, Page 566, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betty J. Hynek, unmarried and Loren R. McClenathan, unmarried as joint tenants by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 26th day of October, 2009 in Instrument No. 20091026-0098546, in the Register's Office of Davidson County, Tennessee. Further being the same property acquired by The Secretary of Housing and Urban Development, of Washington, D.C. by Trustee's Deed dated February 19, 2009, and recorded at Instrument No. 20090617-0056536 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2010 Property Taxes; b) instruments of record in Book 6200, Page 69; Book 6250, Page 566; and Book 6369, Page 879; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein

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 518 Debbie Drive, 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 3rd day of May, 2010.

Betty J. Hynek

Loren R. McClenathan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Betty J. Hynek and Loren R. McClenathan the bargainors, 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of May, 2010.

Commission expires:

6-5-2012

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210040684

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122