WARRANTY DEED

BILL GARRETT, Davidson County.
Trans:T20100035579 DEEDWARR
Recvd: 06/11/10 10:02 2 pgs
Fees:13.00 Taxes:1165.50
20100611-0045430

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of **June, 2010**

Notary Public

MY COMMISSION EXPIRES: 7-8-2013

(AFFIX SEAL)

WANDA F. NOKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Sanders and Joan Sanders	**Franklin American Mortgage**	155-12B-5.00CO
(NAME) 616 Collins Crest Court	(NAME) **501 Corporate Centre Dr.Ste 400**	
(ADDRESS) Nashville, TN 37221	(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **French River Development Company, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joel Sanders and wife, Joan Sanders**, 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. 5 on the Final Plat of Collins Crest Subdivision, of record as Instrument No. 20060105-0001456, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to French River Development Company, LLC, a Tennessee limited liability company by Warranty Deed from Cecil D. Branstetter and wife, Charlotte D. Branstetter, dated October 30, 2003 and recorded as Instrument No. 20031031-0160156, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 616 Collins Crest Court, Nashville, TN 37221

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 it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set

out; and it does further covenant and bind itself, its successors 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 **4th** day of **June, 2010.**

French River Development Company, LLC, a Tennessee limited liability company

By: William D. Haggard, IV, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared William D. Haggard, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to a Member of French River Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purpose therein contained by signing the name of the company by himself as Member.

Witness my hand and official seat at Franklin, Tennessee, this 4th day of June, 2010.

NOTARY PUBLIC

My Commission Expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY