File No. 100508

WARRANTY DEED

Prepared By:
Return to: Gregory S. Perrone
109 Westpark Dr. Suite 330
Brentwood, TN 37027

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/26/2011

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renard C. Francois	GenEquity Mortgage, Inc.	116 12 0 116.00
(NAME)	(NAME)	
3705 Wimbledon Road	8650 Freeport Pkwy S #202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Irving, TX 75063	
(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, WE, Robert C. Lykins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renard C. Francois,*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:

*and wife, Mary Welch Francois

Land in Davidson County, Tennessee, being Lots No. 8, 9, and 10 of Block "F" on the Revised Plan of Blocks "A" and "F" of Woodmont Acres, unrecorded, shown on the plan of Z. J. Wilkinson, Surveyor, dated March 1, 1941, entitled "Revision of Block "A" Woodmont Boulevard Tract" and described as follows:

Beginning at a point in the southerly margin of Wimbledon Road, the common corner of Lots Nos. 7 and 8; thence with the line between said lots southerly 154.33 feet to a point; thence easterly 75 feet to the common corner of Lots Nos. 10 and 11; thence with the line between said lots, northerly 155.4 feet to the south margin of Wimbledon Road; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to Robert C. Lykins and wife, Elinor Lykins by deed from J. A. Laughbaum and wife, Glenna Stewart Laughbaum, dated August 22, 1955 and recorded on August 22, 1955 in Book 2446, page 551, Register's Office, Davidson County, Tennessee. The said Elinor Lykins died on May 11, 2009, leaving Robert C. Lykins as the surviving tenant by the entirety.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3913, page 117, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3705 Wimbledon Road, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100046717 DEEDWARR
Recvd: 07/30/10 10:32 2 pgs
Fees:13.00 Taxes:1295.00

20100730-0059759

File No. 100508

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.

Witness my hand this 29th day of July, 2010.

Robert C. Lykins

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 Robert C. Lykins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2010.

Commission expires: 7-3-2012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Notary Public