WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100056312 DEEDWARR
Recvd: 09/08/10 13:06 2 pgs
Fees:13.00 Taxes:740.00

20100908-0071446

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 10/21/13

LOIS J. WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A Robertson	Franklin American Mortgage Company	
(NAME)	(NAME)	
400 Old Oak Way	501 Corporate Centre Drive	08604A04800
(ADDRESS)	(ADDRESS)	
Hermitage, TN	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100877

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, **I, Terri A. Fletcher (f/k/a Terri Atkins Cocke)**, and husband Scott Fletcher hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael A Robertson and Patricia D Robertson, husband and wife**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 400 Old Oak Way, 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of September, 2010.

Scott Fletcher

Terri A. Fletcher (f/k/a Terri Atkins Cocke)

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Terri A. Fletcher (f/k/a Terri Atkins Cocke), and husband Scott Fletcher the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Terri A. Fletcher (f/k/a Terri Atkins Cocke) executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2010.

Commission expires: 10/21/13

LOIS J. WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 33 on the plan of Oakcrest, Phase 2A, of record in Plat Book 6900, page 881, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Terri Atkins Cocke by quitclaim Deed from Brack Loyd Cocke, dated August 14, 2007 and filed of record in Instrument 20070829-0103856, Register's Office for Davidson County, Tennessee.

The said Terri Atkins Cocke is now married to Andrew S. Fletcher and is now known as Terri A. Fletcher. Terri Atkins Cocke and Terri A. Fletcher are one and the same person.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 7308, page 874, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.