WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100072209 DEEDWARR
Recvd: 11/15/10 12:48 2 pgs
Fees:13.00 Taxes:562.03
20101115-0091262

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of November, 2010
Notary Public
MY COMMISSION EXPIRES: 9-8-2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Hand	Franklin American Mortgage	53-160-215.00
(NAME)	(NAME)	
525 Allentown Rd	501 Corporate Centre Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, I/WE, **John D. McClurkan and wife Rose Ann McClurkan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen M. Hand**, _____ 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:

Being Lot No. 1 on the Plan of Kenwood Estates, of record in Plat Book 9700, page 137, as amended in Book 10457, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to John D. McClurkan and wife, Rose Ann McClurkan by Warranty Deed from J & M Homebuilders, Inc., a Tennessee Corporation, dated May 19, 1997 and recorded in Book 10462, page 38, 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 525 Allentown Rd, Old Hickory, TN 37138

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, has 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 our hands this **12th** day of **November, 2010**

John D. McClurkan

John D. McClurkan

Rose Ann McClurkan

Rose Ann McClurkan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **John D. McClurkan and Rose Ann McClurkan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **November, 2010**

Notary Public

My commission expires: 9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY OF