WARRANTY DEED

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 27, 2011

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2525 Lebanon Pike, Ste.101, Bldg.C, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman Vanderpool	**Franklin American Mortgage Company**	**13607009300**
(NAME)	(NAME)	
112 Del Crest Dr.	**501 Corporate Center Dr., Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

Peggy M. Taylor, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Herman Vanderpool and wife, Connie A. Vanderpool

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. 126 on the plan of Section Three Priest Lake Park of record in Plat Book 4460, Page 5, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to JPMORGAN CHASE BANK AS TRUSTEE by Deed from PRIORITY TRUSTEE. SERVICES OF TN LLC, SUBSTITUTE TRUSTEE, dated 09/30/2004 and filed for record on 10/08/2004 in Instrument 200410080121908, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to PEGGY M. TAYLOR, UNMARRIED by Deed from JPMORGAN CHASE BANK AS TRUSTEE, dated 06/14/2005 and filed for record on 06/30/2005 in Instrument 200506300075104, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **112 Del Crest Dr., Nashville, TN 37217**
(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 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.

BILL GARRETT, Davidson County
Trans:T20100073256 DEEDWARR
Recvd: 11/18/10 11:43 2 pgs
Fees:13.00 Taxes:591.63

20101118-0092393

Witness my hand this **12th** day of **November, 2010.**

Peggy M. Taylor

Peggy M. Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Peggy M. Taylor** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **November 12, 2010**

Tonya Thomas

Notary Public

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 27, 2011