BILL GARRETT, Davidson County
Trans: T20100076307 DEEDWARR
Recvd: 12/03/10 10:30 2 pgs
Fees: 13.00 Taxes: 939.80

20101203-0096454

WARRANTY DEED

Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of **November, 2010**
Notary Public
MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Vallett	New Owner	147-05 135.00
(NAME)	(NAME)	
310 Randall Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	, ,	
(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, **F & T GP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul Vallett**, 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:

Lot Number 6 on the map of Crievewood, as of record in Book 2331, Page 99, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property. Said Lot Number 6 fronts 125 feet on the Northerly side of Randall Drive and runs back between lines 210.4 feet on the Westerly line and 204.1 feet on the Easterly line to a dead line in the rear on which it measures 96.1 feet.

Being the same property conveyed by Special Warranty Deed from Deutsche Bank National Trust Co. as Trustee for Long Beach Mortgage Loan Trust 2005-1 to F & T GP as recorded on the 29th day of April, 2010 in Instrument No. 20100429-0032586; Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee to Deutsche Bank National Trust Co, as Trustee for Long Beach Mortgage Loan Trust 2005-1 as recorded on the 31st day of March, 2010 in Instrument No. 20100331-0023914 and Executor's Deed from James Loyd Whiteaker, Executor of the Estate of Benton Ernest Whiteaker to Craig Wofford and wife, Betty Wofford as recorded on the 13th day of December, 2004 in Instrument No. 20041213-0147854, in the Register's Office of 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 310 Randall Drive, Nashville, TN 37211

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 **19th** day of **November, 2010**

F & T GP

By: Joshua Fykes, Managing Member

F & T GP

By: Edward P. Thornton, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Joshua Fykes, whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Member of F & T GP, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of F & T GP.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of November, 2010.

NOTARY

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Edward P. Thornton, whom I am personally acquainted and who upon his/her/their oath acknowledged himself to be the Managing Member of F & T GP, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of F & T GP.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of November, 2010.

NOTARY

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 7/3/12