WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110009402 DEEDWARR
Recvd: 02/15/11 09:54 2 pgs
Fees:13.00 Taxes:564.25
20110215-0012782

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of February, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

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
Timothy Tyson	Franklin American Mortgage Company	098050A04800CO
(NAME)	(NAME)	
6105 Hampton Hall Way	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Jane G. Torpin and Keith G. Torpin**, each unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Tyson**, an unmarried man 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 161, SECTION ONE, HAMPTON HALL, as shown on plat of record in Plat Book 9700, Pages 290 and 291, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jane G. Torpin and Keith G. Torpin, each unmarried by Warranty Deed from Gregory W. Haney and Amber Boyles-Haney, husband and wife, recorded on the 4th day of May, 2006 in Instrument No. 20060504-0052167, 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 6105 Hampton Hall Way, Hermitage, TN 37076

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 **7th** day of **February, 2011**

Witness our hands this **7th** day of **February, 2011**

Jane G. Torpin by Ben Wilson, Attorney in fact

Keith G. Torpin by Ben Wilson, Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jane G. Torpin and Keith G. Torpin, and who acknowledged that he executed the same as the free act and deed of the said, by virtue of a Power of Attorney, duly executed and appearing of record in Book *____, page _____, said Register's Office..

* Instrument # 20110215-0012780 & # 20110215-0012781

Witness my hand and official seal this 7th day of February, 2011.

NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

My Commission Expires: _____