WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Toth	First Community Mortgage, Inc	053060B09000CO
(NAME)	(NAME)	
504 Riverway Cove Lane	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110022591 DEEDWARR
Recvd: 04/18/11 09:58 2 pgs
Fees:13.00 Taxes:373.70
20110418-0029609

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Steven A. Francis and wife, Julie K. Francis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John M. Toth and wife, Brittny Toth**, hereinafter called the GRANTEE(S), their heirs and/or 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. 139 on the Plan of Waterford, Phase 5B, as of record in Plat Book 7900, Page 838-839, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven A. Francis and wife, Julie K. Francis by Deed dated March 27, 1997 and filed for record on March 31, 1997 from David A. Sharp, unmarried of record in Deed Book 10395, page 15, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat (boundary) Book 6900, Page 540; Plat Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7463, Page 294; Book 8694, Page 216; amended at Book 8699, Page 469 and Book 9530, Page 185 and Book 9530, Page 189, Register's Office for Davidson County, Tennessee.

Charter of the Homeowner's Association of record in Book 8711, Page 701, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the Homeowner's Association of record in Book 9752, Page 82, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8715, Page 583 and Instrument No. 20090309-0020515, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 504 Riverway Cove Lane, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of March, 2011.

Steven A. Francis

Julie K. Francis

State of Tennessee
County of Wilson

Personally appeared before me Steven A. Francis and Julie K. Francis, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2011.

Notary Public Kimie Perry
My Commission Expires: 6-5-12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027