WARRANTY DEED

File #10122259

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

BILL GARRETT, Davidson County
Trans:T20110047542 DEEDWARR
Recvd: 08/04/11 09:11 2 pgs
Fees:13.00 Taxes:329.30

20110804-0059900

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent W. Sealy	Franklin American Mortgage	163-2-84
(NAME)	(NAME)	
906 Patricia Drive	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, I/WE, **Conrad Golightly and Allison Sue Golightly, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent W. Sealy,** _____ 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. 131, on the plan of Hickory Highland Place, Section 2, Phase, as the same appears of record in Instrument No. 20010608-0060706, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Conrad Golightly and Allison Sue Golightly, husband and wife by Quitclaim Deed from Conrad Eugene Golightly, unmarried, dated 3/12/07, of record in Instrument No. 20070405-0041050, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20010608-0060706, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **4521 Highland Ridge Drive, Antioch,TN,37013**
(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.

Witness our hands this 22nd day of July, 2011.

Conrad Golightly

Allison Sue Golightly

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Conrad Golightly and Allison Sue Golightly , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN this 22nd day of July, 2011.

Commission expires: 8-16-14

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130