03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110053584 DEEDWARR
Recvd: 08/30/11 13:48 2 pgs
Fees:13.00 Taxes:1080.40
20110830-0067204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $292,000.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Affiant

Subscribed and sworn to before me, this 25th day of August, 2011.

Notary Public
My commission expires: 02/11/13

03-1108-37233

Address of New Owner:	Send Tax Bills to:	Tax Information
Lynn M. Gardner	Franklin American Mortgage	118-14-0 104.00
3533 Crestridge Drive	501 Corporate Centre Drive, #400	
Nashville TN 37204	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Betty Hill, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lynn M. Gardner , hereinafter called the Grantees, their successors 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. 25, on the Plan of Longview Manor, Section 1 & 2, of record in Book 1424, Page 127, (erroneously referenced as Page 147 in prior deed of record), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty Hill by deed from Alan C. Householder, Executor of the Estate of Mary Josephine Pitcock, dated January 29, 1993, recorded January 29, 1993, in Book 8852, Page 6, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3533 Crestridge Drive, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of August, 2011.

Betty Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of August, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13