WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110057595 DEEDWARR
Recvd: 09/16/11 09:57 2 pgs
Fees:13.00 Taxes:507.27
20110916-0072003

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2011

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celia E. Powers	Franklin American Mortgage Company	147-15-182
(NAME)	(NAME)	
5034 Cherrywood Drive	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **Minnie S. Lauper**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Celia E. Powers, unmarried**, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of Whispering Hills, Section IV, as of record in Book 2900, page 22, Register's Office for said County, being triangular in shape and described as follows:

BEGINNING at a point in the northeasterly margin of Cherrywood Drive at the common corner of Lots Nos. 1 and 2; thence with the line between said lots, northeastwardly 197.5 feet to a point; thence north 88° 19' West 218.5 feet to a point in the northeasterly margin of said drive; thence with the margin of the same, southeastwardly 180.4 feet to the point of beginning.

Being the same property conveyed to Richard C. Lauper and wife, Minnie S. Lauper, by Deed from Paul L. Scarlett and wife, Ethleen P. Scarlett, dated May 27, 1964, of record in Book 3765, page 453, Register's Office for Davidson County, Tennessee. The said Richard C. Lauper having since died and subject property being vested in Minnie S Lauper as surviving tenant by the entirety.

Minnie S. Lauper is also known as Sue M. Lauper

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 2900, page 22; Restrictions of record in Book 2930, page 75; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5034 Cherrywood Drive, Nashville, TN 37211
(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 my hand this 13th day of September, 2011.

Minnie S. Lauper
Minnie S. Lauper

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Minnie S. Lauper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 13th day of September, 2011.

Notary Public

My Commission Expires: 10/22/12

