WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110059256 DEEDWARR
Recvd: 09/23/11 13:23 2 pgs
Fees:13.00 Taxes:573.50

20110923-0073842

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Susan Newton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of September, 2011

Donna C. Plonk
Notary Public

MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

DONNA C. PLONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Ruth McNeil and Ryan Wentz	SWBC Mortgage Corp.	08608011500
(NAME)	(NAME)	
2129 Strombury Drive	213 Overlook Circle A-4	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, **Joseph R. Franco and Michelle M. Gold, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Regina Ruth McNeil and Ryan Wentz, wife and husband**, 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 all of Lot No. 341, Final PUD Plan-Planned Unit Development, Phase I, Camden Woods, as shown by plat appearing of record in Plat Book 6900, pages 697 and 698, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph R. Franco and Michelle M. Gold, husband and wife, by deed from Robert A. Shannon and wife, Rena Shannon, dated October 23, 2007 and filed of record on October 25, 2007 in Instrument Number 20071025-0126118, Register's Office of Davidson County, Tennessee.

Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 697, and 698, Register's Office for Davidson County, Tennessee.
Property is subject to Camden Woods, Phase I, a Planned Unit Development, Charter of record in Book 7661, Page 32, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7620,Page 561, Book 7620, Page 583, Book 7657, Page 580, Book 7675, Page 926, Book 8241, Page 196, Book 9036, Page 329, Book 9231, Page 737, Instrument No. 20080924-0096976, Register's Office for Davidson County, Tennessee.
Property is subject to Conveyance of Common Area of record in Book 7783, Page 585, said Register's Office.

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 2129 Strombury Drive, 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 **21st** day of **September, 2011**

Joseph R. Franco

Michelle M. Gold

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Joseph R. Franco and Michelle M. Gold**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **September, 2011**

Notary Public

My commission expires: 11/20/11

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD