03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110060935 DEEDWARR
Recvd: 09/30/11 12:43 2 pgs
Fees:13.00 Taxes:308.95
20110930-0075887

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,500.00**.

Affiant

Subscribed and sworn to before me this 28th day of September, 2011.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shenika L. Brown	Franklin American Mortgage Co.	16302009200
5120 Highlander Drive	501 Corporate Centre Drive #400	
Antioch, TN 37013	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephan Anthony Massingale, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shenika L. Brown, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 143, on the Plan of Hickory Highland Place, Section Two, Phase Three, and recorded in Instrument Number 20020315-0032956, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Sienna Massingale and husband, Stephan Anthony Massingale by Warranty Deed from Jerry Butler Builders, LLC dated 11/27/02 of record in Instrument Number 20030106-0001937, Register's Office for Davidson County, Tennessee. Said Mary Sienna Massingale having since conveyed her interest to Stephan Anthony Massingale by Quitclaim Deed dated 5/21/10 of record in Instrument Number 20100524-0039588, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 200203150032956, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10868, page 886; Book 10868, page 923; Book 11306, page 572; Book 10421, page 239; Book 11667, page 310; Book 11103, page 990, and Instrument Numbers 20020528-0064349; 20000201-0010122; 19991223-0306511, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5120 Highlander Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 28, 2011.

Stephan Anthony Massingale

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephan Anthony Massingale** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 28, 2011

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY