BILL GARRETT, Davidson County
Trans:T20110076064 DEEDWARR
Recvd: 12/02/11 09:47 2 pgs
Fees:13.00 Taxes:444.00
20111202-0093910

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Beverly N McKenney
Affiant

Subscribed and sworn to before me, this 29TH DAY OF NOVEMBER, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. McKenney and Beverly N. McKenney, husband and wife	Franklin American Mortgage Company (NAME)	053060A01200CO
1935 Waterford Drive (ADDRESS)	501 Corporate Centre Drive, Ste. 400 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Jeffrey Norton a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donald W. McKenney and Beverly N. McKenney, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 12 ON THE PLAN OF WATERFORD SUBDIVISION, PHASE THREE, OF RECORD IN PLAT BOOK 7900, PAGE 707, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO R. C. NORTON, UNMARRIED BY DEED FROM JAMES E. UNDERWOOD AND WIFE, JUDITH M. UNDERWOOD OF RECORD IN INSTRUMENT NO. 20020605-0068493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID R. C. NORTON HAVING SINCE DIED TESTATE ON OCTOBER 21, 2010. PURSUANT TO THE WILL OF RICHARD CAMERON NORTON, PROBATE #10P-1907 SAID PROPERTY WAS DEVISED TO MICHAEL JEFFREY NORTON.

R. C. NORTON AND RICHARD CAMERON NORTON BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1935 Waterford Drive, Old Hickory, TN 37138
(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/our hand(s) this 29th day of November, 2011.

WARRANTY DEED
(Continued)

Michael Jeffrey Norton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Jeffrey Norton, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2011
Notary Public

My Commission Expires: 11/3/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072