Return to:

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077274 DEEDWARR
Recvd: 12/07/11 10:12 2 pgs
Fees:13.00 Taxes:499.13
20111207-0095400

Lisa M Sheppard
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **November, 2011**

Notary Public

MY COMMISSION EXPIRES: 6-30-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Services, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniella M. Davis	Franklin First Fin Ltd DBA Presidents First Mtg	164100A24600 CO
(NAME)	(NAME)	
705 Sandbury Point	538 Broadhollow Rd., Suite 401	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Melville, NY, 11747	
(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, **Bradford A. Hill,*** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniella M. Davis**, 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 101 on the Final Plat, Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20051103-0133115, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradford A. Hill, unmarried, and Lawrence Thurston, unmarried, by Warranty Deed from Southern Home Builders, LLC, dated November 16, 2007 and filed of record on November 21, 2007 in Instrument Number 20071121-0136405, said Register's Office. Further being conveyed to Bradford A. Hill by Quitclaim Deed from Bradford A. Hill and Lawrence Thurston, Jr. dated August 5, 2008 and filed of record on February 5, 2009 in Instrument Number 20090205-0010116, said Register's Office.

Property address: 705 Sanbury Point, Antioch, TN 37013

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 705 Sandbury Point, Antioch, TN 37013

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 **22nd** day of **November, 2011**

Bradford A. Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Bradford A. Hill**, 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 **22nd** day of **November, 2011**

Notary Public

My commission expires: 5-4-15

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
JANIS L. ADAMS