BILL GARRETT, Davidson County
Trans: T20120015904 DEEDWARR
Recvd: 03/05/12 10:06 2 pgs
Fees: 13.00 Taxes: 836.20
20120305-0018882

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$226,000.00.**

Affiant

Subscribed and sworn to before me this 1ST day of March, 2012.

Notary Public
My Commission expires: 11-7-2012
(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:
Ann M. Hubbard	Franklin American Mortgage Company	180-03-0A-057.00CO
409 Holt Creek Court	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37211	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, **David F. Gutzman, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ann M. Hubbard, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 28 on the plan of Stone Creek Park, Section 2A, of record in Book 9700, page 669, Register's Office for Davidson County, Tennessee (as erroneously referenced as Williamson County, Tennessee in the prior deed) to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David F. Gutzman, an unmarried person, by deed from Walter C. Kissinger and wife, Patricia A. Kissinger, on August 25, 2005, of record in Instrument Number 20050830-0103506, 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:

- Subject to all matters as shown on the Plan of record in Book 9700, page 669, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10324, page 365; Book 10953, page 804; Instrument Number 20010719-0076875; and Instrument Number20020722-0087705, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 10763, page 909; and Instrument Number 20040719-0085622, Register's Office for Davidson County, Tennessee.
- Plat of Amenity Center of record in Book 9700, page 652, Register's Office for Davidson County, Tennessee.
- Drainage Easement as shown on plat.

This is improved property known as: **409 Holt Creek Court, Nashville, TN 37211**

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 March 1, 2012.

David F. Gutzman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David F. Gutzman** 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 March 1, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 106
Franklin, TN 37067