WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120035818 DEEDWARR
Recvd: 05/16/12 08:27 2 pgs
Fees:13.00 Taxes:654.90
20120516-0042117

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/21/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Clark	Franklin American Mortgage Company	098-06-0A-104.00
(NAME)	(NAME)	
5256 New John Hagar Road	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kimberly Osment, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christopher Clark, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 96, on the Final Plat of Phase One, Section B Bridgewater, as shown by plat appearing of record in Instrument No.20060425-0046949 and Corrected by Surveyor's Certificate of Correction in Instrument No. 200606080067982, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kimberly Osment, a single person by Warranty Deed dated October 22, 2007, from Newmark Homes, L.P., a Texas Limited Partnership, and filed for record on October 24, 2007, in Instrument No. 20071024-0125676, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Instrument No. 20060425-0046949, Register's Office of said County.
Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Instrument No. 20051024-0128043, Register's Office of said County.
TVA Easement as shown of record in Book 1291, Page 99 and Book 1318, Page 28, Register's Office for said County.
Agreement for Dedication of Sanitary Sewer Easement and/or Storm Drainage of record in Instrument No. 20030827-0124253, Register's Office for said County.
Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for said County.
Charter of the Bridgewater Homeowner's Association of record in Instrument No. 20060223-0021110, Register's

Office for Davidson County, Tennessee.
QuitClaim Deed to the Homeowner's Association of record in Instrument No. 20091110-0103837, and Scrivener's Affidavit of record in Instrument No. 20091117-0105711, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5256 New John Hagar Road, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 11th day of May, 2012.

Kimberly Osment by Mark Edwards her attorney in fact

Kimberly Osment
by Mark Edwards, her attorney in fact

State of Tennessee
County of Wilson

On this 11th day of May, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mark Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Kimberly Osment, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120516-0042116, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 11th Day of May, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON