Return to: JTC
#24044-3

BOX 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120041092 DEEDWARR
Recvd: 06/05/12 08:33 2 pgs
Fees: 13.00 Taxes: 636.03

20120605-0048669

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,900.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2012

Notary Public:

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 10.21.12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tracy McPherson	Franklin American Mortgage Co.	Parcel ID:
1316 Westvale Drive	501 Corporate Centre Dr.; Ste 400	126160A67100CO
Nashville, TN 37221	Franklin, TN 37067	

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, we

Patricia Yenicek, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tracy McPherson

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:

BEING Lot No. 579, on the Final Plat of Parkview at Riverwalk, Phase 2, of record in Instrument 20061101-0135728, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Yenicek, an unmarried woman, by deed from Norfolk Homes of Nashville, Inc., a Michigan corporation, of record in Instrument 20100708-0053571, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20111105-0121083; Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20061103-0136691; and Instrument 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061101-0135728, said Register's Office; (3) Transmission Line Easement of record in Book 4230, Page 987, Register's Office for said County; (4) Dedication of Public Utility Easement of record in Book 7601, Page 404, Register's Office for said County; (5) Stormwater Detention Agreement of record in Instrument 20040318-0030734, Register's Office for said County; (6) Stormwater Detention Agreement of record in Instrument 20040826-0103240, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1316 Westvale Drive, Nashville, TN 37221

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 hand this 4th day of June, 2012.

Patricia Yenicek

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Yenicek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2012.

My Commission Expires: 11/7/15

Notary Public

