BILL GARRETT, Davidson County
Trans:T20120047660 DEEDWARR
Recvd: 06/28/12 10:22 2 pgs
Fees:13.00 Taxes:469.90

20120628-0056698

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 26th day of June, 2012.

Notary Public
My commission expires: 11-3-2015

06-1206-74695

Address of New Owner:	Send Tax Bills to:	Tax Information
Chad P. Colgan	Franklin American Mortgage Co.	075-07-0-163.00
726 Dutchman's Court	501 Corporate Centre DR. Ste. 400	
Hermitage TN 37076	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronnie W. Glover, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chad P. Colgan, unmarried, hereinafter called the Grantees, their successors and 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 Lot No. 188, on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie Glover by deed from Leigh Ann Glowaski, dated February 28,2012, recorded March 2, 2012, of record in Instrument No. 20120302-0018567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is further subject to all matters affecting said premises as contained in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to Restrictive Covenants contained in Book 4793, Page 157, Book 4849, Page 767, Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 321 and Book 6017, Page 179, Register's Office for Davidson County, Tennessee

This property is improved property known as 726 Dutchman's Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of June, 2012.

Ronnie W. Glover

Ronnie W. Glover

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronnie W. Glover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of June, 2012.

Notary Public
State of Tennessee at Large

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 10-19-13