BILL GARRETT, Davidson County
Trans:T20120090851 DEEDWARR
Recvd: 11/29/12 09:48 2 pgs
Fees:13.00 Taxes:351.50

20121129-0109515

WARRANTY DEED

ET-12-3767

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Samuel B McNaron
Affiant

Subscribed and sworn to before me, this 13th DAY OF November, 2012.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Samuel B. McNaron	Franklin American Mortgage	
2120 Lebanon Pike, Unit 10	(NAME) 501 Corporate Centre Dr; Ste 400	95-5-B-10.00CO
(ADDRESS) Nashville, TN 37210	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAMELA R. RICHARDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL B. MCNARON, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 10, EASTHAVEN TOWNHOMES, PHASE I, Declaration of Covenants, Conditions and Restrictions as shown on plat of record in Instrument No. 20010806-0083543, amended at Instrument Nos 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Mary Richardson, unmarried to Pamela R. Richardson, unmarried as recorded on the 12th day of August, 2004 in Instrument No. 20040812-0097345 and Warranty Deed from Brent Foster to Mary Richardson as recorded on the 27th day of September, 2002 in Instrument No. 20020927-0118192, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2120 Lebanon Pike, Unit 10, Nashville, Tennessee 37210
(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 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 hereln 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 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/our hand(s) this 13th day of November, 2012.

Pamela R. Richardson

STATE OF Tennessee

COUNTY OF Wilson

On this the 13th day of November, 2012, before me personally appeared Pamela R. Richardson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of November, 2012.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520