BILL GARRETT, Davidson County
Trans:T20130067741 DEEDWARR
Recvd: 08/07/13 11:34 3 pgs
Fees:18.00 Taxes:388.50

20130807-0082779

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2013.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 13-7050D

JENNY GOSLIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Bourne and Atalie Bourne, husband and wife (NAME)	Interlinc Mortgage Services LLC (NAME)	033040A02600CO
26 Rolling Meadows Drive (STREET ADDRESS)	10613 W Sam Houston Parkway N Suite 200 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Houston, TX 77064 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Betty Ann Franko Best n/k/a Betty Ann Franko Cann and Patrick Ward Cann, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Bourne and Atalie Bourne, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. 26 as shown on the plat of ROLLING MEADOWS, PHASE 1, SECTION IIA, as shown by plat of record in Book 6250, Page 964, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Associates, all as described in Book 6593, Page 194, as amended in Book 6966, Page 497, said Register's Office.

BEING the same property conveyed to Betty Ann Franko Best from John Antony Charles Best, by Quit Claim Deed dated January 27, 2011, as Instrument No. 201101310008662, in the Register's Office for Davidson County, Tennessee.

Betty Ann Franko Best is now known as Betty Ann Franko Cann.

Patrick Ward Cann joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6593, page194; Book 6726, page 18; Book 6926, page 472; Book 6966, page 497; Book 6980, page 188; Book 7138, page 352; Book 7408, page 733; Book 8049, page 711; Book 9319, page 100; Book 9557, page 25; Book 9566, page 369; Book 9566, page 373; and Book 9675, page 386, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 6250, page 964,

3. Charter of Homeowner's Association of record in Book 6595, page 734, and Book 8052, page 513, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association as recorded in Book 6603, page 488; Book 6726, page 22; Book 6926, page 470; Book 6966, page 500; Book 6980, page 185; Book 7138, page 349; Book 7408, page 730; Book 8049, page 714; Book 9319, page 104; Book 9557, page 29; Book 9675, page 390; and Instrument No. 200401070002792, Register's Office for Davidson County, Tennessee.

5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 26 Rolling Meadows Drive, Goodlettsville, TN 37072.

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. Whenever 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 31st day of July, 2013.

Betty Ann Franko Best n/k/a Betty Ann Franko Cann

Betty Ann Franko Best n/k/a Betty Ann Franko Cann

July 31, 2013
Date

Patrick Ward Cann

STATE OF Florida

COUNTY OF Bay }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Ann Franko Best n/k/a Betty Ann Franko Cann and Patrick Ward Cann, wife and husband, the bargainor(s), 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, ~~this 31st day of July, 2013.~~ 1st day of August, 2013

My Commission Expires: Feb 16, 2014

Lyndsey J Blanks f/k/a Lyndsey J Rey
Notary Public

FLDL LX 5/22 Hers
FLDL LX 11/21 His

LYNDSEY J GEER
Notary Public - State of Florida
My Comm. Expires Feb 16, 2014
Commission # DD 962100

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066