WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130108078 DEEDWARR
Recvd: 12/31/13 13:18 2 pgs
Fees:13.00 Taxes:543.90
20131231-0131241

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2013.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R Michael Brown	Franklin American Mortgage Company	181-02-0A-026.00
(NAME)	(NAME)	
8328 Tecumseh Lane	501 Corporate Centre Dr, #400	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Christina M. Covey, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R Michael Brown, an unmarried man, 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 Townhome Unit No. 26 aka Lot 26 on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2, and E3 in Instrument Number 20060306-0025686, and as amended by Instrument Number 20060606-0066938, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christina M. Covey, an unmarried woman,, by deed of record in Instrument Number 20110426-0031949, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Lenox Creekside, Phase One of record in Exhibits E1, E2, and E3 in Instrument Number 20060306-0025686, Register's Office for Davidson County, Tennessee. Subject to Master Deed, Charter and By-Laws and Exhibit Plat of record in Instrument Number 20060306-0025686, as amended in Instrument Number 20060606-0066938; HOA Charter of record in Instrument Number 20060227-0022558; Storm Water Detention Agreement of record in Instrument Number 20060206-0014635; Sanitary Sewer and/or Storm Drainage Easements of record in Book 9487, Page 901 and Book 9487, Page 914; Access Easement of record in Instrument Number 20130215-0015739; and Right-of-Way Easements to Gulf Interstate Gas Company of record in Book 2203, Page 579 and Book 2244, Page 11, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8328 Tecumseh Lane, Cane Ridge, TN 37013

(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 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 20th day of December, 2013.

Christina M. Covey 12-20-13

STATE OF

COUNTY OF

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

Witness my hand and official seal at LIVINGSTON, MICHIGAN this 20th day of December, 2013.

Commission expires: 04-17-2018

Notary Public

KYLE SUSALLA
Notary Public, State of Michigan
County of Oakland
My Commission Expires 04-17-2018
Acting in the County of LIVINGSTON