BILL GARRETT, Davidson County
Trans:T20140000626 DEEDWARR
Recvd: 01/03/14 13:10 2 pgs
Fees:13.00 Taxes:1498.50
20140103-0000822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of December, 2013 12th

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Buckley	Franklin American Mortgage Company	083-13-0-187.00
(NAME) 1208 Boscobel Street	(NAME) 501 Corporate Centre Drive Suite 400	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **Andrea Kate Rorick**, unmarried women hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicole Danielle Buckley, unmarried**, 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 Lot No. 164 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Andrea Kate Rorick by deed dated 10/11/2007 from David Roe Rorick and filed of record in Instrument #20071016-0122580 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1208 Boscobel Street, Nashville, TN 37206

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, has 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 our hands this 12th day of December 2013

Andrea Kate Rorick

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned authority, **Andrea Kate Rorick**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~11th~~ 12th day of **December 2013**,

Notary Public

My commission expires: _____

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122