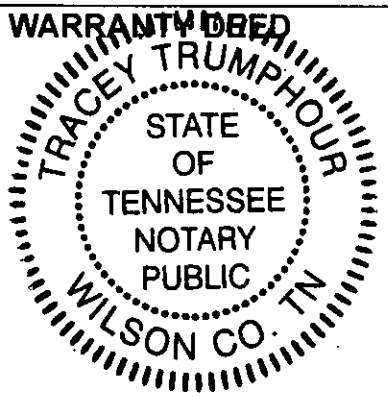
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beverly M. Rice	Franklin American Mortgage Company	098050A14400CO
(NAME)	(NAME)	
4021 Hallborough Way	501 Corporate Centre Dr, Ste400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140016448 DEEDWARR
Recvd: 03/11/14 11:29 2 pgs
Fees:13.00 Taxes:680.80
20140311-0020341

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles W. Cravens and wife, Mary Cravens**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Beverly M. Rice and Benjamen M. Rice, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 102 on the Plan of Revision One, Section Five. Hampton Hall , as shown on plat of record in Instrument No. 20000728074425, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Cravens, an unmarried man by Quitclaim Deed from Charles W. Cravens, a now divorced man and Mary Cravens, a now divorced woman, dated June 14, 2008 and filed in Instrument Number 20080624-0064886, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Charles W. Cravens and Mary Cravens, husband and wife, dated May 17, 2001 and filed in Instrument Number 20010531-0056151, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Charles W. Cravens and wife, Mary Cravens, as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Donald R. Barrett, Jr., Trustee of record in Instrument No. 20140311-0020340, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Real Property Taxes for the year 2014 and subsequent years, a lien not yet due and payable.
All matters as set forth on the plat of record in Plat Instrument Number 20000728-0074425, Register's Office for said County.
Restrictive Covenants of record in Book 10278, Page 257 and Instrument Number 20000608-0057413, Register's Office for said County.
Easement of record in Book 10584, Page 114, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4021 Hallborough Way, Hermitage, TN 37076
(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/or 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 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 GRANTEE(S), their heirs and/or 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 28th day of February, 2014.

Charles W. Cravens

Mary Cravens

State of Tennessee
County of Williamson

Personally appeared before me Charles W. Cravens and Mary Cravens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Return to:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122