BILL GARRETT, Davidson County
Trans:T20140022160 DEEDWARR
Recvd: 04/02/14 12:53 2 pgs
Fees:13.00 Taxes:591.63
20140402-0027362

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF March, 2014.

Notary Public
MY COMMISSION EXPIRES: 8-23-17
File No. G14-8601D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
April Carr and Ferris Marone, wife and husband (NAME)	Franklin American Mortgage Company (NAME)	8-98
7862 Whites Creek Pike (STREET ADDRESS)	501 Corporate Centre Drive Suite 400 (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, **Jennifer Brown, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **April Carr and Ferris Marone, wife and husband**, 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 the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Gary R. Cummings, Surveyor, dated February 28, 1967, and more fully described as follows:

Tract No. II: Beginning at an iron pin in the east margin of Whites Creek Pike, point being the southeast corner of said property; thence N 57 degrees 10' E 829.5 ft. to an iron pin; thence N 31 degrees 30' W 160 ft. to an iron pin, the northwest corner of said property; thence S 56 degrees 55' W 764.5 ft. to an iron pin in the margin of said road; thence the margin of said road in a southerly direction 170.3 ft. to the beginning, containing 3 acres, more or less.

BEING the same property conveyed to Jennifer Brown, unmarried from Truman C. Flatt, single, by Deed dated December 2, 2004, as Instrument No. 200412070145830, in the Register's Office for Davidson County, Tennessee.

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

1. Restrictions as recorded in Book 4244, page 605, Register's Office for Davidson County, Tennessee.

The 2013 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 7862 Whites Creek Pike, Joelton, TN 37080.

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 28th day of March, 2014.

Jennifer Brown

Jennifer Brown

March 28, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jennifer Brown, unmarried, 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 28th day of March, 2014.

My Commission Expires: 8-22-16

Notary Public

SUMNER COUNTY, TENNESSEE NOTARY PUBLIC BRIAN L. SMITH

PREPARED BY AND RETURN TO:

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