WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055961 DEEDWARR
Recvd: 08/01/14 10:11 2 pgs
Fees:13.00 Taxes:888.00

20140801-0068805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jeffrey C. Craven	Franklin American Mortgage	151 09 0A 048.00
(NAME)	(NAME)	
305 Paddington Court	501 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Antioch 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jose Hurtado and wife, Jeannette Castro**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey C. Craven**, a single person, 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:

The following described real estate, situated and being located in Davidson County, Tennessee:
Being Lot No. 48 on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase I, Section II, of record in Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
Being the same premises conveyed by Daphne E. McClellan and James Andrew Dixon, wife and husband to Lam Tran, married by Warranty Deed dated June 7, 2005 and recorded June 8, 2005 in Instrument No. 20050608-0065700.
Further being the same premises conveyed by Lam Tran, married and Tuan Pham to Jose Hurtado and wife, Jeannette Castro by Warranty Deed dated January 31, 2014 and recorded February 4, 2014 in Instrument No. 20140204-0009983.

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 ☒ property, known as 305 Paddington Court, Antioch, TN 37013

File Number: NAT-140591

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 25th day of July, 2014.

Jose Hurtado

Jeannette Castro

STATE OF Tennessee

County OF Davidson

I, David Roetger, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Jose Hurtado and Jeannette Castro personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th of July, 2014.

Notary Public

My Commission Expires: July 24, 2017

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-140591