WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063708 DEEDWARR
Recvd: 08/27/14 16:03 2 pgs
Fees:13.00 Taxes:499.13
20140827-0078431

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca E Benson	Franklin American Mortgage Company	087050A03300 CO
(NAME)	(NAME)	
5910 Colchester Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141142

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Tami D. Frisse and husband, Michael J. Frisse**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rebecca E Benson, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 33 on the plan of Farmingham Woods, Phase 1, as of record in Plat Book 7900, page 173, amended in Plat Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Tami D. Dosemagen by Warranty Deed from Donald J. McKee and wife, Abigail M. McKee, dated June 25, 2008 and filed of record in Instrument 20080626-0066048, Register's Office for Davidson County, Tennessee. The said Tami D. Dosemagen is now known as Tami Frisse. Tami D. Dosemagen and Tami Frisse, being one and the same person.

Michael J. Frisse joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he may have martial or otherwise.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 8238, Page 176, as amended in Book 8351, page 533 and Book 8447, page 635, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 5910 Colchester Drive, 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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of August, 2014.

Tami D. Frisse

Michael J. Frisse

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Tami D. Frisse and husband, Michael J. Frisse, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Tami D. Frisse and husband, Michael J. Frisse executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2014.

Commission expires: 7/30/14

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public