WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071114 DEEDWARR
Recvd: 09/23/14 11:10 2 pgs
Fees:13.00 Taxes:913.90
20140923-0087202

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 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
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley Q. Rouse	Franklin American Mortgage	064080A11400CO
(NAME)	(NAME)	
4838 Rainer Drive	501 Corporate Centre Dr #400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Darrell W. Wright and Rose Mary Wright . husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wesley Q. Rouse and Annie Catherine Rouse, Husband and Wife**, 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 all of Lot No. 76, Section Three, Merritt Downs, R10 Cluster Lot Subdivision, plat of record in Instrument No. 20040629-0076758, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Darrell W. Wright and Rose Mary Wright, Husband and Wife by Warranty Deed dated 08/20/2009 from US Bank National Association as Successor Trustee to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-4 of record in Instrument 200909150086067, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200406290076758, said Register's Office.

Declaration of Restrictive Covenants of record in Instrument 200106040057881, Amended and Restated Declaration of Restrictive Covenants of record in Instrument 200107020069864, Second Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants of record in Instrument 200407160085315, said Register's Office.

By-Laws of record in Instrument 200106080060786, said Register's Office.

Sanitary Sewer Easement of record in Instrument 200012080121300, said Register's Office.

CHARTER of record in Instrument 200111270129417, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200407160085316, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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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 4838 Rainer Drive, Old Hickory, TN 37138
(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 18th day of September, 2014.

Darrell W. Wright

Rose Mary Wright

State of Illinois
County of Cook

Personally appeared before me Darrell W. Wright and Rose Mary Wright, 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 18th day of September, 2014.

Notary Public
My Commission Expires: 4/23/2017

DAVID T. ELLICE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
April 23, 2017

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122