WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086986 DEEDWARR
Recvd: 11/18/14 16:01 2 pgs
Fees:13.00 Taxes:407.00
20141118-0106425

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sharon Sawyers, an unmarried woman	Franklin American Mortgage Co	165 13 0A 101.00
(NAME)	(NAME)	
4020 Pepperwood Drive	501 Corporate Centre Dr. Ste 400	
(ADDRESS)	(ADDRESS)	
TN Antioch 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars ($110,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Foundation For The Challenged**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sharon Sawyers, an unmarried woman**, 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:

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 487 on the Plan of Peppertree Forest, Section 9, a Planned Unit Development, of record in Plat Book 7900, Page 760, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same premises conveyed to Foundation for the Challenged by Warranty Deed from Vicky L. Jones, unmarried dated June 22, 2006 and recorded August 9, 2006 in Instrument No. 20060809-0098058, in said Register's Office for Davidson County, Tennessee.

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.

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unimproved ☐
This is improved ☒ property, known as 4020 Pepperwood Drive, Antioch, TN 37013

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 14th day of November, 2014.

Foundation For The Challenged

BY: _____ FFC
Kathy Streblo
Associate Executive Director

STATE OF OHIO

County OF Franklin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathy Streblo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Associate Executive Director and is authorized to execute the instrument on behalf of FFC Housing Company, an Ohio Nonprofit corporation, the within named bargainor, and that he/she as such Associate Executive Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Associate Executive Director.

Witness my hand and official seal, this the 14 of November, 2014.

_____
Notary Public

My Commission Expires:

(SEAL)



CHRISTINA M. YODER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 18,2017

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