WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140096820 DEEDWARR
Recvd: 12/29/14 11:29 2 pgs
Fees: 13.00 Taxes: 314.50
20141229-0118389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Brian Bequette	Franklin American Mortgage Co.	
(NAME)	(NAME)	
237 Hickory Street	501 Corporate Centre Dr., Ste. 400	**43-13-340.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **CHRIS THOMPSON AND WIFE, CHERISH THOMPSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN BEQUETTE,** MARRIED, 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 Davidson County, Tennessee, being Lot No. 10 on the Plan of Crittenden Estates, Block E, as of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description. Said Lot No. 10 fronts 50 feet on the north side of Hickory Street, formerly Oak Street, and runs back between lines 131.7 feet on the west line and 131.1 feet on the east line to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Chris Thompson and Cherish Thompson, husband and wife by Quitclaim Deed from Chris Thompson, a married man and Joseph A. Moore, a married man, recorded May 6, 2008, as Instrument No. 20080506-0046629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 974, page 69, said Register's Office.

unimproved
This is improved X property, known as **237 Hickory Street, Madison, TN 37115**
(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 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. 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 22nd day of December, 2014.

Chris Thompson

Cherish Thompson

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, of said County, Chris Thompson and Cherish Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston, Texas, this 22 day of December, 2014.

Commission expires: 8-15-2018

JANNA L PAYNE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-15-2018

Notary Public