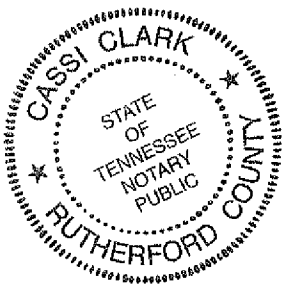
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Keith R. Harvey	Franklin American Mortgage Company	086140B09900CO
(NAME)	(NAME)	
3537 Greenwood Drive	501 Corporate Centre Dr, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3533	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/27/15 13:27 3 pgs
Fees:18.00 Taxes:673.03
20150227-0017172

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, **Edward J. Jakubs and Lesia Jakubs, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Keith R. Harvey, an unmarried man**, 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 located in Davidson County, Tennessee, Being Lot Number 49, on the Final Plat of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, Pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward J. Jakubs by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 8/31/2011, recorded on 9/6/2011 as Record Instrument No. 20110906-0068938, in the Register's Office of Davidson County, Tennessee.

Subject to (1) All matters shown on the plat of record as Plat Book 6900, Pages 738 and 739; (2) Covenants, conditions, easements and restrictions recorded in Record Book 7170, Page 987; Record Book 7628, Page 6; and Record Book 7940, Page 565, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; (3) By-Laws of recorded in Record Book 7171, Page 4; (4) Subject to the terms and conditions of the Storm Water Detention Agreement of recorded in Record Book 7107, Page 408; and (5) Charter of Fleetwood Homeowner's Association of recorded in Record Book 7114, Page 370, in the Register's Office of Davidson County, Tennessee.

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 3537 Greenwood 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(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 25th day of February, 2015.

Edward J. Jakubs

Lesia Jakubs

State of Tennessee
County of Wilson

Personally appeared before me Edward J. Jakubs and Lesia Jakubs, 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 25th day of February, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

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

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY