Davidson County	DEEDWARR
Recvd: 04/17/15 14:57	3 pgs
Fees:18.00 Taxes:518.00	
20150417-0034472	

WARRANTY DEED

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015

Notary Public

MY COMMISSION EXPIRES 4/13/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 225-A Dunbar Cave Rd., Clarksville, TN 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael L Morgan II	Franklin American Mortgage Company	28-131
(NAME)	(NAME)	
5070 Ridge Road	501 Corporate Centre Dr., Suite 400	
(ADDRESS)	(ADDRESS)	
Joeton, TN 37080	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Randy Richards,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael L Morgan II, an unmarried man,** hereinafter called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a portion of the Benjamin R. Pulley property located in the 14th Civil District, Davidson County, Tennessee; and tract Land improvements property being described in Book 5004, Page 534, Register's Office, Survey made by John Kohl & Co., dated March 22, 1985 described as follows:

Beginning at an iron pin on the North margin of Ridge Road and the original S. E. corner of the Pulley Thirty Acre Tract; thence leaving the road N 4 degrees 45 min. E (Generally with an old established fence line and a row of trees and crossing a hollow) 798.0 feet to an iron pin, and an iron water pipe 3 feet high on the the North hillside and approximately 5 feet east of fence line; thence N 82 degrees 30 minutes W (with and established fence line generally) 315.0 feet to an iron pin driven into the root of a 15" sugar tree in fence line on the North side of Hollow; thence leaving the fence line and crossing the hollows and dag. 45 minutes X 900.0 feet with a marked line iron pin driven on line one in edge of clearing, the other in woods to an iron pin on the north margin of Ridge Road; thence with the North Margin of Ridge Road N 68 degrees 30 minutes X 150.0 feet to an iron pin approximately 3 feet East of corner fence post, the point of beginning.

Being the same property conveyed to Randy Richards by Special Warranty Deed from U.S. Bank National Association, as Trustee for the Pooling and Servicing Agreement dated as of March 1, 2006 Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE2 Asset Backed Pass-Through Certificates, Series NC 2006-HE2, dated September 7, 2011 and filed for record on September 26, 2011 in Instrument # 20110926-0074095, in the Register's Office for Davidson County, TN.

Subject realty is investment real estate and Grantor has never occupied or used as his marital residence.

unimproved ☐

This is improved ☑ property, known as 5070 Ridge Road, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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.

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 my/our hands this 15th day of April, 2015.

Randy Richards

State of Tennessee
County of Davidson

Personally appeared before me Randy Richards, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2015.

Notary Public
My Commission Expires: 6/12/2017

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 0008020150059

Certificate of Authenticity

I, Pauann VanCuyk, 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.

Pauann VanCuyk

Signature

State of Tennessee

County of Montgomery

Personally appeared before me, DIANA L. BUSH, a notary public for this county and state, Pauann VanCuyk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diana L. Bush

Notary's Signature

My Commission Expires: 11-17-18.

Notary's Seal (If on paper)

