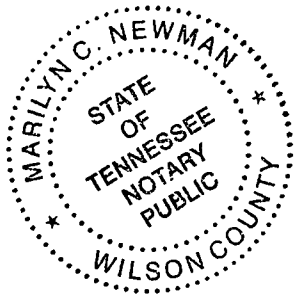
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 08-14-17

(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
Stephen Taylor	Franklin American Mortgage	065-09-0-080
(NAME)	(NAME)	
600 Freedom Court	501 Corporate Centre Dr, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, **George F. Purnell** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephen Taylor, an unmarried man, and Deborah A. Barnes, an unmarried woman, tenants in common with rights of survivorship,**, 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 4th Civil District of Davidson County, Tennessee, being lot No. 114 on the Plan of Sherwood Forest, Section 3, of record in Book 4460, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 80 feet on the westerly margin of Whittier Drive and extends back 194.29 feet on the southerly margin and 190.0 feet on the northerly margin to a dead line in the rear measuring 80.12 feet there on.

Being the same property conveyed to George F. Purnell by Warranty Deed from Bobby Gene Flynn and wife, Dorothy Gertrude Flynn, dated 09/20/1985, recorded 09/24/1985, of record in Book 6663, Page 485, in the Register's Office for Davidson County, Tennessee.

The said Voncile Edwards Purnell died on March 22, 2015 leaving the said George F. Purnell the sole surviving tenant by the entirety.

Subject to: (1) all matters shown on the plat of record in Plat Book 4460, Page 81, in the Register's Office for said County; (2) covenants, conditions, easements and restrictions of record in Book 4593, Page 690, in the Register's Office for said County, 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; and (3) Amendment to Restrictive Covenants of record in Book 4482, Page 427, in the Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20150055064 DEEDWARR
Recvd: 07/08/15 11:14 2 pgs
Fees:13.00 Taxes:457.32



20150708-0066160

unimproved ☐

This is improved ☑ property, known as 4884 Whittier 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 my hand this 6 day of July, 2015.

George F. Purnell

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 6th day of July, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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