WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Sargent	Franklin American Mortgage Company	01400001900
(NAME)	(NAME)	
6806 Clarksville Pike	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jennifer M. Cartwright, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brittany Sargent, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER 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 located in the 1st Civil District of Davidson County, State of Tennessee and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated June 27, 2000 as follows:

BEGINNING at an iron rod (new) at the intersection of the northerly margin of Clarksville Pike and the easterly margin of Harper Road; thence along the margin of Harper Road, North 10 degrees 33 minutes 17 seconds East, 439.50 feet to an iron rod (old); thence leaving said margin, South 78 degrees 40 minutes 28 seconds East, 435.00 feet to a pipe (old); thence South 77 degrees, 52 minutes, 12 seconds East 482.37 feet to an iron rod (old) in a north and south fence; thence along said fence line the following calls; South 16 degrees 07 minutes 37 seconds West 550.56 feet to an iron rod (old); thence South 21 degrees 02 minutes 16 seconds West 141.76 feet to an iron rod (old) at the intersection of the previously mentioned north and south fence and a fence line running westerly; thence along said westerly fence, North 64 degrees 25 minutes 59 seconds West 322.50 feet to an iron rod (old); thence continuing along said fence, North 64 degrees 01 minutes 39 seconds West 227.50 feet to an iron rod (old); thence along fence line to the south, South 22 degrees 32 minutes 00 seconds West, 212.60 feet to an iron rod (new), said point falling on the northerly margin of Clarksville Pike; thence along the margin of Clarksville Pike following a curve to the right, said curve having a radius of 5655.00 feet to an arc length of 300.65 feet to the point of beginning, containing 504,843.113 square feet and/or 11.39 acres, more or less.

Being the same property conveyed to Jennifer M. Cartwright from Thomas Lewis by Warranty Deed dated March 12, 2009 of record in Instrument No. 20090316-0023181, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC,. OF RECORD THAT MAY AFFECT SUBJECT PROPERTY; SUBJECT TO RIGHT OF WAY OF CLARKSVILLE PIKE AND HARPER ROAD

*****This is NOT the principal residence of the Grantor named herein*****

BILL GARRETT, Davidson County
Trans:T20150063791 DEEDWARR
Recvd: 08/03/15 15:42 2 pgs
Fees:13.00 Taxes:703.00
20150803-0076698

unimproved ☐

This is improved ☑ property, known as 6806 Clarksville Pike, Joelton, TN 37080
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this 30th day of July, 2015.

Jennifer M. Cartwright

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer M. Cartwright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-2018

Deanie L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

