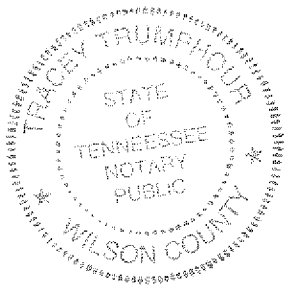
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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
Casey Hannigan	Franklin American Mortgage Company	108-12-0B-081.00-CO
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 09/28/16 15:12 3 pgs Fees:18.00 Taxes:946.83 **20160928-0102431**
4001 Windwood Lane	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **Charles Wright and Wife, Sallie M. Wright**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Casey Hannigan, unmarried and Angela Rife, unmarried as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), 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 all of Lot No. 60 on the Plan of Phase I-A, Section Two, Harborview, of record in Plat Book 6900, Pages 756-758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Wright and wife, Sallie M. Wright by Deed from Martha E. Kern and husband, Benjamin T. Kern, dated 07/10/1996 recorded 07/16/1996 of record in Book 10121, Page 682, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Pages 756-758, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7471, Page 26, First Amendment to Declaration of Covenants of record in Book 7646, Page 142, Second Amendment to Declaration of Covenants of record in Book 7646, Page 147, Fourth Amendment to Declaration of Covenants of record in Book 7732, Page 749, Fifth Amendment to Declaration of Covenants of record in Book 8263, Page 534, Sixth Amendment to Declaration of Covenants of record in Book 8271, Page 863, Seventh Amendment to Declaration of Covenants of record in Book 8297, Page 380, HOA Quitclaim Deed of record in Book 8297, Page 376 and By-Laws of record in Book 7471, Page 62, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 4001 Windwood Lane, Nashville, TN 37214
(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), 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), 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 26th day of September, 2016.

Charles Wright

Sallie M. Wright

State of Tennessee
County of Wilson

Personally appeared before me Charles Wright and Sallie M. Wright, 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 26th day of September, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons 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.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY