WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-35072

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Leland Sexton, Jr.	SWBC Mortgage Corporation	059-01-0-028.00
(NAME)	(NAME)	
5116 Buena Vista Pike	117 Seaboard Ln, Ste F-205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160113103 DEEDWARR
Recvd: 12/22/16 14:02 2 pgs
Fees:13.00 Taxes:980.50

20161222-0134924

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, **Philippe A. Francoz and Sylvie M. Francoz, Trustees of the Francoz Family Trust dated May 30. 2006**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Terry Leland Sexton, Jr. and Christopher Lynn Stewart, a married couple,**, 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. 1 on the Plan of Final Plat, Forest Vale Subdivision, of record in Plat Instrument No. 19991214-0303086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Philippe A. Francoz and Sylvie M. Francoz, Trustees of the Francoz Family Trust dated May 30, 2006, by Warranty Deed from Beechtree NCM, LLC, a Delaware Limited Liability Company, dated 03/30/2016, recorded 03/30/2016, of record in Instrument No. 20160330-0030157, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument No. 19991214-0303086, in the Register's Office for Davidson County, Tennessee.
Restriction contained in Warranty Deed of record in Instrument No. 20011213-0137801, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 10073, Page 177 and re-recorded of record in Book 10348, Page 892, in the Register's Office for Davidson County, Tennessee.
Grant of Sewer Easement of record in Instrument No. 20040213-0017391, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Whites Creek, as much as thereon may flow, from time to time.

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 5116 Buena Vista Pike, Nashville, TN 37218
(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 my hand this 16 day of December, 2016

Philippe A. Francoz Trustee -
Philippe A. Francoz, Trustee

Sylvie M Francoz trustee
Sylvie M. Francoz, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Philippe Francoz and Sylvie Francoz with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Trustee's of Philippe A. Francoz and Sylvie M. Francoz, Trustees of the Francoz Family Trust dated May 30. 2006 and that they as such Trustee's executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Trustee's.

WITNESS my hand and seal this 16th day of December, 2016.

Notary Public _____
My Commission Expires: 8/2/17

DONALD R BARRETT JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027