Instr:200002180016433 Page: 1 OF 3
REC'D FOR REC 02/18/2000 10:12:47AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $458.43

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2000.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires NOV. 25, 2000 (AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger M. Herrold	Franklin American Mortgage Company	87-5-A-97
(NAME)	(NAME)	
5806 Avalon Court	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER A. DONOVAN AND WIFE, SHERRY V. DONOVAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROGER M. HERROLD AND WIFE, LISA A. HERROLD ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 125 on the Plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, page 424, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Christopher A. Donovan and wife, Sherry V. Donovan by deed from Phillips Builders, Inc. of record in Book 8969, page 67, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This instrument is executed on behalf of Christopher A. Donovan and wife, Sherry V. Donovan , by Jamie Milele as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "ExhibitA " to or on this instrument and incorporated herein by reference.

unimproved ☐

This is improved ☒ property, known as 5806 Avalon Court, Hermitage, TN 37076
(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 GRANTEES, their heirs 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 hand(s) this 15th day of February, 2000.

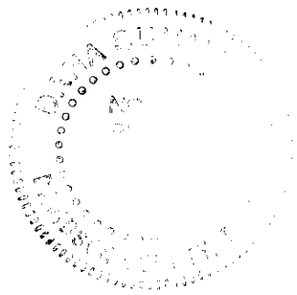
Christopher A. Donovan
By Jamie Milele, Att'n-fact
Christopher A. Donovan
By Jamie Milele, Attorney in Fact

Sherry V. Donovan
By Jamie Milele,
Sherry V. Donovan
By Jamie Milele, Attorney in Fact
Att'n-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jamie Milele, (known to me or satisfactorily proven to be the person) who executed the foregoing instrument in behalf of Christopher A. Donovan and wife, Sherry V. Donovan, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Christopher A. Donovan and wife, Sherry V. Donovan. WITNESS my hand and Notarial Seal this 15th day of February, 2000.

My Commission Expires



My Commission Expires NOV. 25, 2000

Notary Public

EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Jamie Milele, who made oath as follows:

That by appointments dated 2/5/2000 which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Christopher A. Donovan and wife, Sherry V. Donovan ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 15th day of February, 2000.

Jamie Milele

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Jamie Milele, whose name is signed to the foregoing writing bearing date of 2/15/00 2000, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 15th day of February, 2000.

Notary Public

My commission expires:

SUMNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOV. 25, 2000

ALIVE