Instr:200003230029687 Page: 1 OF 2
REC'D FOR REC 03/23/2000 2:42:44PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gayle P. Robinson	Franklin American Mortgage Company	165-13A-134
(NAME)	(NAME)	
104 Brandy Court	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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, Steven A. Gualano, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gayle P. Robinson unmarried, 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. 454 on the Plan of Peppertree Forest Section TEN P.U.D of record in Plat Book 7900, Page 938, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven A. Gualano, by deed of record in Book 11008, Page 866, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Steven A. Gualano by Constance Jean Gualano as his Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 104 Brandy Court, Antioch, TN 37013
(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 and 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** 9th day of February, 2000.

+Steven A. Gualano by
Steven A. Gualano

Constance Jean Gualano
Atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Constance Jean Gualano (sic)

On this the 9th day of February, 2000 before me personally appeared ~~Connie Gualano~~, the person who executed the foregoing instrument on behalf of Steven A. Gualano, and acknowledge that she executed the same as the free act and deed of the said Steven A. Gualano, through Power of Attorney granted her by the said Steven A. Gualano.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett
Elizabeth E. Triplett Notary Public