Dof1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~86-7-173~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Trina Minnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2000.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: ~~February 18, 2001.~~ 2-27-01 (AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Alduenda	**Franklin Mortgage Funding, Inc.**	Map 86-7
(NAME)	(NAME)	
1809 Barnwell Court	**25800 Northwestern Hwy., #875**	Parcel 173
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Southfield, MI 48075**	
(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, **Ashley Alden Knox Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Alduenda a married person**, 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.241 on the Final P.U.D. Plan of Jackson's Retreat, Phase 5-B of record in Plat Book 6250, Page 905, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 241 fronts 54.42 feet on the westerly margin of Barnwell Court and extends back 185.24 feet on the southerly line and 291.60 feet on the northerly line to a broken line in the rear measuring 227.65 feet thereon.

Being the same property conveyed to Ashley Alden Knox Unmarried by deed of record in Book 9813, Page 581, Register's Office for Davidson County, Tennessee.

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

unimproved ☒

This is improved ☐ property, known as **1809 Barnwell 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 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.

Davidson County DEEDWARR
Recvd: 09/07/00 10:30 2pgs
Fees:11.00 Taxes:417.73
20000907-0088458

Witness **my/our hand(s)** this **25th day of August, 2000**.

Ashley Alden Knox

Ashley Alden Knox

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Ashley Alden Knox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of August, 2000.

Commission expires:
1-27-01

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public