WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/01 10:40 3pgs
Fees:18.00 Taxes:284.90

20011130-0131581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JENNIFER R. PETERS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: JUL. 08, 2005

Return to:
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0314

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery E. Davis	Franklin American Mortgage Company	086-10-0
(NAME)	(NAME)	
3304 Lakeside Place	501 Corporate Center Drive	
(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, I, Jeffrey W. Musser, Sr. as an individual and as the Executor for the Estate of Linda P. McKnight, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery E. Davis, 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:

Being Lot No. 2-B on the plan of Lakeside Woods Estates, Section One, Lots One through Five Zone Lot Division, as of record in Plat Book 6250, Page 767 amending Plat Book 6200, Page 213, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda P. McKnight, unmarried by deed from Rodger A. Grimm and wife, Donna B. Grimm of record in Book 9748, Page 507, Register's Office for Davidson County, Tennessee. The said Linda P. McKnight having since died on May 12, 2001.

Pursuant to Last Will and Testament of Linda P. McKnight, Case number 01P958, dated April 27, 2001, Jeffrey W. Musser, Sr. was appointed Executor of the Estate of Linda P. McKnight.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3304 Lakeside Place, 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.

Witness my hand this 28th day of November, 2001.

Jeffrey W. Musser, Sr.

Estate of Linda P. McKnight

By: Jeffrey W. Musser, Sr.

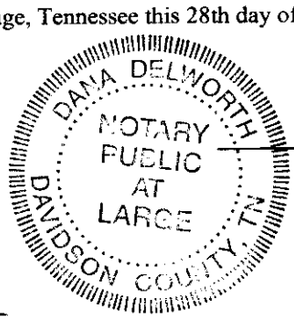
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey W. Musser, Sr. 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 Hermitage, Tennessee this 28th day of November, 2001.

Commission expires: 11/27/04



Dana Delworth

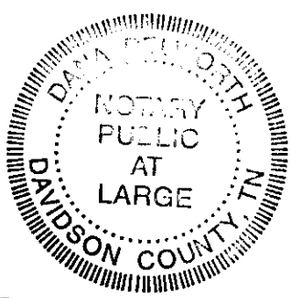
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeffrey W. Musser, Sr. with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Executor for the Estate of Linda P. McKnight the within named bargainor, and that he/she as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate of Linda P. McKnight, by the said Jeffrey W. Musser, Sr. as such Executor .

Witness my hand and official seal at Hermitage, Tennessee this 28th day of November, 2001.

Commission expires: 11/27/04



Dana Delworth

Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2-B on the Plan of Lakeside Woods Estates, Section One, Lots Onee through Five Zone Lot Division, as of record in Plat Book 6250, Page 767 amending plat Book 6200, Page 213, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Linda P. McKnight, unmarried from Rodger A. Grimm and wife, Donna B. Grimm Warranty Deed dated July 28, 1995 and recorded August 2, 1995 in Book 9748, Page 507, Register's Office for Davidson County, Tennessee. Said Linda P. McKnight died on or about May 12, 2001 leaving property to Jeffrey W. Musser, Sr. by Last Will and Testament.