WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/02 14:22 2pgs
Fees:13.00 Taxes:444.37

20020621-0075182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,100.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, 201 Richard Jones Road, Suite 220, Nashville, TN 37215

My Commission Expires JULY 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Rodney Ransom	**James Rodney Ransom**	**87-5-A-129CO**
(NAME)	(NAME)	
4051 Farmingham Woods Drive	**4051 Farmingham Woods Drive**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Hermitage, TN 37076**	
(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, **Frank E. Stack and wife, Cheryl F. Stack**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Rodney Ransom and Allison M. Ransom, husband and wife**, 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. 157 on the Plan of Farmingham Woods, Phase III, of record in Book 7900, page 554, Register's Office for Davidson County, Tennessee, a P.U.D. with its boundary plat at Book 7900, page 173, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Frank E. Stack and wife, Cheryl F. Stack by deed from Cheryl F. Stack of record in Book 9407, page 438, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4051 Farmingham Woods Drive, 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 our hands this **19th day of June, 2002.**

Frank E. Stack by Cheryl F. Stack Attorney-in-Fact

Frank E. Stack by Cheryl F. Stack
Attorney-in-Fact

Cheryl F. Stack

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 Cheryl F. Stack, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2002.

Commission expires: July 26, 2003

NANON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Shannon Philbin Notary Public

State of Tennesse
County of Davidson

On this 6/19/2002 before me, the undersigned, a Notary public in and for said County and State, personally appeared Cheryl F. Stack, with whom I am personally acquainted and who upon her oath, acknowledged herself to be the attorney-in-fact for the within named Frank E. Stack and being authorized to act on behalf of said persons she executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 2002.

Commission expires: July 26, 2003

NANON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Shannon Philbin Notary Public