(3)

# WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

NOTARY PUBLIC AT LARGE
[illegible] County
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Eugene Workman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF ~~JULY~~ August, 2003.

Angela N Pate
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Brian Randolph** | **First Franklin Financial Corporation, a Delaware Corporation** | **164-13-130** |
| (NAME) **5617 Murphywood Crossing** | (NAME) **112 Town Park Drive, Suite G150** | |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) **Kennesaw, GA 30144** | |
| (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, Michael Mezack and Steve Klimek, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Randolph and wife Anne C Randolph, 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. 73 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development of record in Plat Book 9700, Page 545, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to **Michael Mezack and Steve Klimek** by deed of record in Instrument 20000601-6054719, Register's Office for County, Tennessee.

This instrument is executed on behalf of Steve Klimek and Michael Mezack by Eugene Workman as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030904-0128919 in the Register's Office for County, Tennessee. AND 20030904-0128918

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 5617 Murphywood Crossing, 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.

Davidson County DEEDWARR
Recvd: 09/04/03 15:20 2pgs
Fees:13.00 Taxes:543.90
20030904-0128920

Witness my/our hand(s) this 29th day of July, 2003.

Michael Mezack
Michael Mezack

Steve Klimek
Steve Klimek

State of Tennessee County of Davidson

by Eugene Workman
atty-in-fact

On this 29th day of August, 2003 before me personally appeared Eugene Workman, the person who executed the foregoing instrument on behalf of Steve Mezack and Michael Klimek, and acknowledged that they executed the same as the free act and deed of the said Eugene Workman, through Power of Attorney granted Eugene Workman, by the said Steve Mezack and Michael Klimek.

Angela N Lake
Notary Public

Commission Expires: 1-25-2006

NOTARY PUBLIC AT LARGE

My Commission Expires