WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: December 10, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/24/03 15:10 2pgs
Fees:13.00 Taxes:710.40

20031124-0170697

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

h-1291

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi E. Qualk	CTX Mortgage Company LLC.	098-09-B5.00 CO
(NAME) 5040 John Hager Road	(NAME) 381 Riverside Dr.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37064	
(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, **Daniel A. Defranzo and wife, Kimberly D. Defranzo**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heidi E. Qualk, 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. 5 on the Plan of Windchase, Phase 3, as of record in Plat Book 11700, Page 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel A. DeFranzo and wife, Kimberly D. DeFranzo from Landmark Homes of Tennessee, Inc. by Warranty Deed dated November 29, 2000 of record in Instrument No. 20001206-0120064, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 5040 John Hager Road, 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 20th day of November, 2003.

Daniel A Defranzo BY Kimberly D. Defranzo ATTORNEY IN FACT
Daniel A. Defranzo

Kimberly D. Defranzo
Kimberly D. Defranzo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kimberly D. DeFranzo, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Daniel A. DeFranzo, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Daniel A. DeFranzo.

Witness my hand and Notarial Seal this 20th day of November, 2003.

Darlene Short
Notary Public

My Commission Expires: 12-10-2003

Commission expires: December 10, 2003

Darlene Short Notary Public

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly D. DeFranzo the bargainor(s), with whom I am personally acquainted for 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, Tennessee, this20th day of November, 2003.

Commission Expires: 12-10-2003

Darlene Short
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076