Davidson County DEEDWARR
Recvd: 05/20/04 10:22 2pgs
Fees:13.00 Taxes:555.00

20040520-0059272

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Lisa Groom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2004.

Wendy L Locke
Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David K. Francis | David K. Francis | Map 64-03 |
| (NAME) 1425 Shannon Place | (NAME) | Group B |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) | Parcel 123.00 |
| (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,

**Lawrence M. Sypert and Wife, Lisa A. Sypert**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**David K. Francis and Wife, Andrea L. Francis**, 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. 144, Phase Nine on the Plan of Brandywine Pointe as of record in Book 9700, Page 184, 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 Lawrence M. Sypert and Wife, Lisa A. Sypert by Warranty Deed dated June 3, 2002 from James H. Wakefield, Jr. and wife, Marien C. Wakefield of record in Instrument No. 20020604-0067117, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 9700, Page 184, Register's Office of said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1425 Shannon Place, Old Hickory, TN 37138

(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/our hand(s) this 14th day of May, 2004.

Lawrence M. Sypert

Lisa A. Sypert

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lisa A. Sypert the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/14/2004

My Commission Expires: 1-23-06

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 14 day of May, 2004, before me personally appeared Lisa A. Sypert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lawrence M. Sypert, and who acknowledged that she executed the same as the free act and deed of the said Lawrence M. Sypert by virtue of that Power of Attorney, duly executed by the said Lawrence M. Sypert and appearing of record in Instrument Number X, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at, Mt, Juliet, Tennessee, this 14th day of May, 2004.

My Commission Expires: 1-23-06

Notary Public

*20040520-0059271

File Number2405097
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122