WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,700.00

Angela K. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2007.

Maryanna Gould
Notary Public

MY COMMISSION EXPIRES: February 22, 2010.
(AFFIX SEAL)

RETURN TO: #12402

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela K. Green	Freedom Mortgage Corporation	053-16-47
(NAME)	(NAME)	
122 Rifle Range Road	400 Interstate N. Parkway	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Atlanta, GA 30339	
(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, Alma Penix and husband, Marty Penix, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela K. Green, 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 part of Tract No. 5 on the map of the property of the Life and Casualty Insurance Company, near Old Hickory, according to a survey by Robert H. Spears, surveyor, dated August 15, 1973, not of record and described as follows:

Beginning at a P.K. nail in the centerline of Rifle Range Road said point being 168 feet, more or less southeast from the center of Gail Drive; thence with the said centerline South 48 deg. 00' East, 90.00 feet to a railroad spike; thence leaving said road and with a fence South 11 deg. 41' West, 138.35 feet to an iron pin; thence with an intersecting fence north 79 deg. 56' West, 127.00 feet to an iron pin; thence North 26 deg. 25' East, 193.76 feet to the Point of Beginning and containing 17,400 square feet or 0.40 acres more or less.

Being the same property conveyed to Alma Penix, married, by deed of record in Instrument No. 20060926-0119110, Register's Office for Davidson County, Tennessee.

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

Marty Penix joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 122 Rifle Range Rd., 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.

Davidson County DEEDWARR
Recvd: 01/04/07 13:29 2 pg
Fees:13.00 Taxes:335.59
20070104-0001751

Witness my hand this 2nd day of January, 2007.

Alma Penix

Alma Penix

Marty Penix

Marty Penix

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma Penix and Marty Penix 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of January, 2007.

Commission expires: February 22, 2010

Maryanna Gould

Notary Public

