WARRANTY DEED

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: 10/04/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eldon Austin Furlong	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	176-5-2
(NAME) 4809 Hickory Way	(NAME) 1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irving, TX 75038	
(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, Carey T. Branam and wife, Debra B. Branam, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eldon A. Furlong, unmarried, and Felicia A. Furlong, married, as tenants in common with right of survivorship, 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. 10, Hickory Woods East, Section One, of record in Plat Book 6900, Page 510, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Carey T. Branam and Debra B. Branam, by deed of record in Book 9878, Page 570, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Carey T. Branam and Debra B. Branam by Jennifer Seal as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070201 00 13280, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4809 Hickory Way, 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: 02/01/07 11:16 2 pgs
Fees:13.00 Taxes:558.70
20070201-0013281

Witness our hands this 26th day of January, 2007.

Carey T. Branam by Jennifer Seal as Attorney in fact

Debra B. Branam by Jennifer Seal as Attorney in fact

STATE OF

COUNTY OF DAVIDSON

On this the 26th day of January, 2007, before me personally appeared Jennifer Seal, the person who executed the foregoing instrument on behalf of Carey T. Branam and Debra B. Branam and who acknowledged that they executed the same as the free act and deed of the said Carey T. Branam and Debra B. Branam, through Power of Attorney granted she by the said Carey T. Branam and Debra B. Branam.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 2007.

Commission expires:

Notary Public

LaTrece McAdoo
Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075