WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/10/09

(AFFIX SEAL)

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/28/07 14:58 2 pg
Fees:13.00 Taxes:516.15
20070328-0037246

B-5318

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Roop	First Horizon Home Loan Corp.	061-11-0-295.00
(NAME)	(NAME)	
1122 McAlpine Street	P. O Box 809	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, TN 38101	
(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, I, Brian Acker, a/k/a Brian Ackey, unmarried HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy Roop, HEREINAFTER CALLED THE GRANTEE, HER 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 the westerly 55 feet of the northerly 200 feet of Lot No. 4, on the Map of Kennedy & Graves Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 55 feet on the southerly side of McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines 200 feet, as measured from the center of said avenue, to a dead line in the rear, on which it measures 55 feet.

Being the same property conveyed to Brian Ackey, a single person by deed from Heatherstone Properties, LLC dated June 26, 2006 of record in Instrument No. 20060707-0081311, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1122 McAlpine Street, Nashville, TN 37206
(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 hand this 23rd day of March, 2007.

Brian Acker
by Ed L. McLaurin, Atty-in-Fact

Brian Acker a/k/a Brian Ackey
By: Ed L. McLaurin, Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ed L. McLaurin known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Brian Acker a/k/a Brian Ackey acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Brian Acker a/k/a Brian Ackey .

Witness my hand and Notarial Seal this 23rd day of March, 2007.

My Commission Expires: 11/10/08

Carol R Rivers
Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027