RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 10:00 2 pgs
Fees:13.00 Taxes:727.79
20070402-0038733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 09/16/09
(AFFIX SEAL)

JAI KEHEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shan P. O'Keeffe and Elizabeth K. O'Keeffe	Franklin American Mortgage Co.	
(NAME) 7527 Dove Valley Drive	(NAME) 501 Corporate Cente Dr, Ste. 400	Map 141-6-O-A
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	Parcel 70-CO
(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, **JOSHUA ALEXANDER AND STEPHANIE ALEXANDER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SHAN P. O'KEEFFE AND ELIZABETH K. O'KEEFFE, husband and wife**, 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. 30, on the Final Plat of Revision to Lot 30, Poplar Ridge, Section Six, a Planned Unit Development (P.U.D) of record in Plat Book 9700, Page 918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua Alexander and Stephanie Alexander from Cari Leigh Landers, unmarried and John W. Landers, unmarried, by Warranty Deed dated 01/31/03, recorded 02/05/03 in Instrument No. 20030205-0015921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7527 Dove Valley Drive, Nashville, TN 37221

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 29th day of March, 2007.

Joshua Alexander 3/29/07

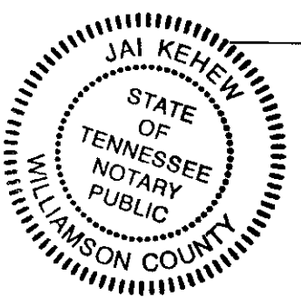
Stephanie Alexander 3-29-07
Stephanie Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Alexander and Stephanie Alexander, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 29th day of March, 2007.

Commission expires: 09/16/09



Notary Public