# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

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

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

**RETURN TO:**
#13120

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen Forrisdahl | First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans | 149150A22300CO |
| (NAME) | (NAME) | |
| 2753 Welshcrest Drive | 1602 West Northfield Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Murfreesboro, TN 37129 | |
| (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, Kevin Ashmeade and wife, Keisha Bryant, now known as Keisha Bryant Ashmeade, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Forrisdahl and wife, Monica Forrisdahl, 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. 83 on the Plan of Section Four, Cambridge Forest of record in Instrument No. 20000918-0092192, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Ashmeade, an unmarried man and Keisha Bryant, an unmarried woman, Keisha Bryant now known as Keisha Bryant Ashmeade, by deed of record in Instrument No. 20030307-0030220, 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 2753 Welshcrest Dr., 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: 04/04/07 13:00 2 pgs
Fees:13.00 Taxes:657.31
20070404-0040429

Witness our hands this 30th day of March, 2007.

Kevin Ashmeade

Keisha Bryant Ashmeade

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 Kevin Ashmeade and Keisha Bryant Ashmeade 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 30th day of March, 2007.

Commission expires: February 22, 2010




Notary Public