STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Stacy Rohtert
Affiant

Subscribed and sworn to before me, this 18th day of April, 2007.

Notary Public

Expiration of commission. 3/7/11

(Notary Seal)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/19/07 14:06 2 pg
Fees:13.00 Taxes:777.00
20070419-0046995

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia W. Ankney **Jerry M. Ankney**	Franklin American Mortgage Company	**Map 87 Group 2 Parcel 81**
4516 Raccoon Trail	501 Corporate Centre Drive, Suite 400	
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Jack W Blier and wife, Pamela Blier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia W. Ankney and Jerry M. Ankney, 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. 108, on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jack W. Blier and wife, Pamela Blier by Warranty Deed from Arvel Steven Barnett and wife, Tina Marie Barnett, dated April 29, 1994, of record in Book 9337, Page 812, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 724, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7557, Page 377, Book 7567, Page 103, Book 7934, Page 796, Book 7688, Page 804, Book 7688, Page 808 and Instrument No. 20030106-0001976, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 7557, Page 356, Book 7567, Page 106 and Instrument No. 20030106-0001977, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7525, Page 935, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to HOA dues-if any.
Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed. Subject to HOA dues-if any.

This is improved) property known as 4516 Raccoon Trail, Hermitage, TN 37076.

FILE BOX 45

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 18th day of April, 2007.

Jack W Blier

Pamela Blier

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jack W Blier and Pamela Blier , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2007.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **07307-JM**
RECORD & RETURN TO:

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