File No. 20070194

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/07 09:34 3 pgs
Fees:18.00 Taxes:752.95
20070727-0089197

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 2009

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 921 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman L. Merrifield	Franklin American Mortgage	42-9A-6.00 CO
(NAME)	(NAME)	
305 W Lincoln Park	501 Corporate Centre Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, Tennessee 37067	
(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, Charles A. Alexander and Sarah N. Alexander, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norman L. Merrifield and wife, Christal S. Merrifield, 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. 6, on the plan of Lincoln Park, a Residential Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 101, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles A. Alexander and Sarah N. Alexander, husband and wife by deed from Gracie Ann Wilson, unmarried, and Christine Marie Perry, unmarried, dated September 19, 2003 and recorded on September 25, 2003 in Instrument No. 20030925-0142173, as rerecorded on January 7, 2004, of record in Instrument No. 20040107-0002715, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8072, page 568, said Register's Office.

Subject to By-Laws of record in Book 8097, Page 563, said Register's Office.

Subject to Charter of record in Book 8105, Page 521, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 305 W Lincoln Park, Madison, TN 37115

(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 our hands this 17th day of July, 2007.

Charles A. Alexander

Sarah N. Alexander

File No. 20070194

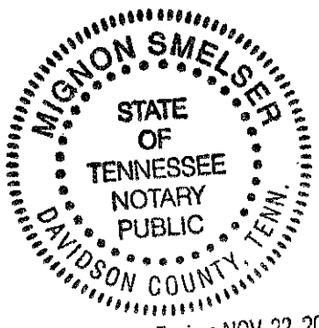
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Alexander and Sarah N. Alexander, husband and wife, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal on July 17, 2007.

Notary Public
My Commission Expires:

11-22-08



My Commission Expires NOV. 22, 2008

I, LaDarrell T. Collier, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tiffany R. Addison, a notary public for this country and state, (LaDarrell T. Collier) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES:

Notary's Seal (If on paper)

