6

WARRANTY DEED 10811

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$178,597.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF SEPTEMBER, 2007**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl Leroy Alexander	**Bank of American, N.A.**	**182-06-0-A 075.00CO**
(NAME) **7129 Legacy Drive**	(NAME) **9000 Southside Blvd.**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Jacksonville, FL 32256**	
(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, **Philip E. Franklin and wife, Patricia M. Franklin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daryl Leroy Alexander and Michelle W. Alexander, 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. **75** on the Plan of **Old Hickory Hills**, Section I, of record in Instrument No.20011023-0115382, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Philip E. Franklin, married** by deed of record in Instrument 20021104-0134760, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **7129 Legacy Drive, 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: 09/06/07 08:03 2 pgs
Fees:13.00 Taxes:660.81
20070906-0106747

Witness **my/our hand(s)** this **4th day of September, 2007**.

Philip E. Franklin

Patricia M. Franklin

State of Tennessee County of Rutherford

On this 4th day of September, 2007, before me personally appeared Patricia M. Franklin, the person who executed the foregoing instrument on behalf of Philip E. Franklin, and acknowledged that she executed the same as the free act and deed of the said Philip E. Franklin, granted her, by the said Philip E. Franklin.

Commission expires: 11/24/07

Notary Public

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 Patricia M. Franklin the bargainor(s), with whom I am personally acquainted or proved to me 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 and official seal at Smyrna, Tennessee, this 4th day of September, 2007.

Commission expires:11/24/07

Notary Public

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 Phillip E. Franklin bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Smyrna, Tennessee
this the 4th day of September, 2007.
Commission Expires: 11/24/07

Notary Public

ROGER SFROGHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

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 Patricia M. Franlin bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Smyrna, Tennessee
this the 4th day of Sptember, 2007.
Commission Expires: 11/24/07

Notary Public

ROGER SFROGHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN