WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007.

Notary Public

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

BOX 13
13763

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naomi E. Gaines	Franklin American Mortgage Company	14803007200
(NAME)	(NAME)	
115 Cherokee Hills Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 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, Melissa Ann Hale, David Hale, Becky Hale Huffmaster, and Haskell Stephen Hale, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Naomi E. Gaines, unmarried, 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. 414 on the Plan of Cherokee Hills Subdivision, Section 4, as of record in Book 3500, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 414 fronts 101.0 feet on the southerly margin of Cherokee Hills Drive, and extends back 184.8 feet on the easterly side and extends back 221.8 feet on the westerly side to a line in the rear measuring 51.3 feet thereon.

Being the same property conveyed to Mildred P. Hale, unmarried, by deed of record in Instrument No. 20070209-0017409, Register's Office for Davidson County, Tennessee. The said Mildred P. Hale having since died and property was devised to Melissa Ann Hale, David Hale, Becky Hale Huffmaster, and Haskell Stephen Hale by Affidavit of Heirship of record in Instrument No. 20071004-0118193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Haskell Stephen Hale by Becky Hale Huffmaster as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20071004-0118194 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 115 Cherokee Hills 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: 10/04/07 08:30 2 pgs
Fees:13.00 Taxes:368.15
20071004-0118195

Witness our hands this 28th day of September, 2007.

Becky Hale Huffmaster

Becky Hale Huffmaster

Melissa A. Hale

Melissa Ann Hale

Haskell Stephen Hale by Becky Hale Huffmaster, his Attorney-in-Fact

Becky Hale Huffmaster his Attorney in Fact

David M. Hale

David Hale

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 Melissa Ann Hale, David Hale, and Becky Hale Huffmaster 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 28th day of September, 2007.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 02/22/2010 RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 28th day of September, 2007, before me personally appeared Becky Hale Huffmaster, the person who executed the foregoing instrument on behalf of Haskell Stephen Hale and who acknowledged that she executed the same as the free act and deed of the said Haskell Stephen Hale, through Power of Attorney granted her by the said Haskell Stephen Hale.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2007.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 02/22/2010 RUTHERFORD COUNTY

Notary Public