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Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

File No. 271100010

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/07 11:02 2 pgs
Fees:13.00 Taxes:532.80

20071129-0138441

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**THIS INSTRUMENT WAS PREPARED BY:**
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lisa E. Donaldson | Equity Services Inc d/b/a/ Affordable Housing Funding | 182060A06900 |
| (NAME) | (NAME) | |
| 7105 Legacy Dr. | 5711 Six Forks Rd, Ste 201 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Raleigh, NC 27609 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carl Hanson and wife, Jordan A. Hanson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO * Lisa E. Donaldson, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

Lot 69 on the plan of Old Hickory Hills, Section One of record in No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Carl Hanson and wife, Jordan A. Hanson by Warranty Deed dated May 26, 2006 from Dorothy A. Ferguson, an unmarried woman as recorded in Instrument 20060531-0063609, Register's Office for Davidson County, Tennessee.

Previously conveyed to Dorothy A. Ferguson, an unmarried woman by Warranty Deed dated April 11, 2003 from Edward J. Makransky and wife, Nancy A. Makransky as recorded in Instrument 20030417-0051539, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat recorded in Instrument 20011023-0115382, Register's Office of said County.

Restrictive Covenants of record in Instrument 20020116-0006750, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7105 Legacy 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 my/our hands this 28th day of November, 2007.

Carl Hanson by Attorney-in-Fact
Carl Hanson, by Christopher R. Jackson, as attorney-in-fact

Jordan A Hanson by Attorney-in-Fact
Jordan A. Hanson, by Christopher R. Jackson, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Christopher R. Jackson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. 20071129013844O, Registers Office for Davidson, the **Attorney-in-Fact** of Carl Hanson (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 28th ~~day~~ of November, 2007.

Witness my hand at office this 28th day of November, 2007

Commission expires: June 20, 2011

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Christopher R. Jackson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. 20071129013844O, Registers Office for Davidson, the **Attorney-in-Fact** of Jordan A. Hanson (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 28th day of November, 2007.

Witness my hand at office this 28 day of November, 2007

Commission expires: June 20, 2011

Notary Public

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