WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/07 09:07 2 pgs
Fees:13.00 Taxes:527.25

20071206-0141209

Tabitha N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 14 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return To: Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067 #31561166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Fredrikson	NEW OWNER	86-8-104.00
(NAME)	(NAME)	
1917 Welsenboro Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Terry DeSelms and wife, Jean DeSelms, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Fredrikson, 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:

A certain tract of land in Davidson County, Tennessee, more particularly described as Lot No. 352 on the Plan of Camden Woods, Phase 1, of record in Plat Book 6900, Pages 697 & 698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry DeSelms and wife, Jean DeSelms, by Quitclaim Deed Dated April 17, 2007 from The DeSelms Family Partnership, L.P. of record in Instrument No. 20070417-0045892, Register's Office for Williamson County, Tennessee.

This instrument is executed on behalf of Terry DeSelms and Jean DeSelms by Van Calhoun as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20071206-0141208, in the Register's Office for Davidson County.

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

unimproved ☐

This is improved ☒ property, known as 1917 Welsenboro Circle, Hermitage, TN 37076

(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 19 day of November, 2007.

Terry DeSelms by Van Calhoun, his attorney in fact
Terry DeSelms

Jean DeSelms by Van Calhoun, her attorney in fact.
Jean DeSelms

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19 day of November, 2007 before me personally appeared Van Calhoun, the person who executed the foregoing instrument on behalf of Terry DeSelms and Jean DeSelms, and acknowledged that they executed the same as the free act and deed of the said Terry DeSelms and Jean DeSelms, through Power of Attorney grated Van Calhoun by the said Terry DeSelms and Jean DeSelms.

Witness my hand and official seal at Franklin, Tennessee this 19 day of November, 2007.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/14/2009

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 Van Calhoun, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19 day of November, 2007.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/14/2009