WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090022400 DEEDWARR
Recvd: 04/03/09 14:36 2 pgs
Fees:13.00 Taxes:440.30
20090403-0030634

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Kaufman and Vicki Kaufman	Churchill Mortgage Corporation	150-12-0C-036.00-CO
(NAME)	(NAME)	
513 Homey Drive	761 Old Hickory Blvd., Suite 401	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, Alisha Flaherty f/k/a Alisha Raye Bailey and Eric Flaherty, wife and husband HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron Kaufman and Vicki Kaufman, 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 all of Lot No. 36 on the Plan of Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, as amended in Instrument no. 20010207-0012283, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alisha Raye Bailey, by Special Warranty Deed dated December 15, 2005 from Household Financial Center, Inc. of record in Instrument No. 20060112-0004809, Register's Office for Davidson County, Tennessee.

Eric Flaherty, spouse of Alisha Flaherty f/k/a Alisha Raye Bailey, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.

This instrument is executed on behalf of Alisha Flaherty f/k/a Alisha Raye Bailey and Eric Flaherty by Tara DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20090403-0030633, in the Register's Office for Davidson County, Tennessee. Alisha Flaherty f/k/a Alisha Raye Bailey and Alisha R. Bailey Flaherty are one and the same person.

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

unimproved ☐

This is improved ☒ property, known as 513 Homey 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 [illegible] 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 my hand this 31st day of March, 2009.

Alisha Flaherty f/k/a Alisha Raye Bailey by Tara DeSelms as her Attorney-In-Fact

Alisha Flaherty f/k/a Alisha Raye Bailey
By Tara DeSelms as Her Attorney-In-Fact

Eric Flaherty by Tara DeSelms as His Attorney-in-Fact

Eric Flaherty
By Tara DeSelms as His Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st of March, 2009 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Alisha Flaherty f/k/a Alisha Raye Bailey and Eric Flaherty, and acknowledged that she executed the same as the free act and deed of the said Alisha Flaherty f/k/a Alisha Raye Bailey and Eric Flaherty through Power of Attorney granted Tara DeSelms by the said Alisha Flaherty f/k/a Alisha Raye Bailey and Eric Flaherty.

Witness my hand and official seal at Franklin, Tennessee this 31st day of March, 2009.

Commission expires:
11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public