WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090081916 DEEDWARR
Recvd: 12/03/09 11:13 2 pgs
Fees:13.00 Taxes:876.53
20091203-0110818

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: 06/17/2013

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleta L. Stott-Rogers	AMERICAN FINANCIAL RESOURCES	181010B15900CO
(NAME)	(NAME)	
7352 Sugarloaf Drive	273 EAST MAIN STREET	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	DENVILLE, NJ 07834	
(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, Derek C. Deakins and wife, Lisa Deakins f/k/a Lisa B. Manning, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cleta L. Stott-Rogers , A MARRIED WOMAN , 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. 56, on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision, A Planned Unit Development, of record in Instrument No. 20050629-0074915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Derek C. Deakins and Lisa B. Manning Both Unmarried as Joint Tenants with Right of Survivorship, by Warranty Deed dated May 13, 2008 from Yazdian Construction inc., A Tennessee Corporation of record in Instrument No. 20080513-0049319, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Derek C. Deakins and Lisa Deakins f/k/a Lisa B. Manning by Terry DeSelms as their Attorney-n-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20091203-0110817, in The Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 7352 Sugarloaf 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.

Witness our hands this 25 day of November, 2009.

Derek C. Deakins as His Attorney-in-Fact
By Terry DeSelms as His Attorney-in-Fact

Lisa Deakins f/k/a Lisa B. Manning
By Terry DeSelms as Her Attorney-In-Fact
by as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25 of November, 2009 before me personally appeared Terry DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Derek C. Deakins and Lisa B. Manning, and acknowledged that he executed the same as the free act and deed of the said Derek C. Deakins and Lisa B. Manning, through Power of Attorney granted Terry DeSelms by the said Derek C. Deakins and Lisa B. Manning.

Witness my hand and official seal at Franklin, Tennessee this 25 day of November, 2009.

Commission expires:
5-16-2013

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC

Notary Public