WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/10 08:57 3 pgs
Fees:18.00 Taxes:825.10
20100119-0004109

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of **January, 2010**

Notary Public

MY COMMISSION EXPIRES: 9-18-11
(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon C. Hansen and Rodney G. Hansen	Regions Bank dba Regions Mortgage	182-12-A-118.00CO
(NAME) 7244 Wild Apple Court	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS) Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Ernest Alexander Gayle, unmarried and Clarence Edward King, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sharon C. Hansen and Rodney G. Hansen, wife and husband**, 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. 223, on the Plan of Section 5, Apple Valley, R-10 Residential Planned Unit Development, of record in Instrument No. 20060315-0029579, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Ernest Alexander Gayle, unmarried and Clarence Edward King, unmarried by Warranty Deed from Michael Sullivan Builders, G.P., a Tennessee General Partnership, dated December 10, 2007 and recorded in Instrument No. 20071211-0142915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7244 Wild Apple Court, Cane Ridge, TN 37013

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, has 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 **15th** day of **January, 2010**

Ernest Alexander Gayle

Clarence Edward King by Ernest Alexander Gayle, Jr., Attorney in fact.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Ernest Alexander Gayle**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **January, 2010** .

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-17-2011

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Ernest Alexander Gayle**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Clarence Edward King**, and who acknowledge that he/she executed the same as the free act and deed of the said **Clarence Edward King**, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20100119-0004108, said Register's Office.

WITNESS my hand and official seal at Murfreesboro, Tennessee this **15th** day of **January, 2010**.

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-17-2011

NOTARY

MY COMMISSION EXPIRES:

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

