RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140065864 DEEDWARR
Recvd: 09/04/14 13:17 2 pgs
Fees:13.00 Taxes:703.00
20140904-0081028

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEXIS ANN CHRISTIAN	**FRANKLIN AMERICAN MORTGAGE COMPANY**	**071-04-0-006.00**
(NAME) **127 GORDON TERRACE**	(NAME) **501 CORPORATE CENTER DRIVE**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **FRANKLIN, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXIS ANN CHRISTIAN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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 the easterly 65 feet of Lot No. 33 on the Plan of John L. Gordon & Wife Subdivision, of record in Book 843, page 61, Register's Office for said County.

Said part of Lot No. 33 fronts 65 feet on the northerly side of Gordon Terrace and extends back between lines 269 feet, more or less, on the westerly line and 272 feet, more or less, on the easterly line to a dead line in the rear, measuring 65 feet, more or less.

Being the same property conveyed to Sheila F. Tidwell and Connie M. Williams, both unmarried, as tenants in common with right of survivorship, by deed from Larry Jordan and wife, Mattie Jordan by deed dated June 29, 2005 of record as Instrument No. 20050705-0076648, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Rare Earth Properties, a Tennessee general partnership, from Sheila F. Tidwell and Connie M. Williams, both unmarried, by quitclaim deed dated July 3, 2007 of record as Instrument No. 20070705-0079971, said Register's Office.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 843, page 61, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **127 GORDON TERRACE, NASHVILLE, TN 37207**
(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 my hand this 29th day of August, 2014.

RARE EARTH PROPERTIES

Alan M. Cohen, Authorized Agent

By: Alan M. Cohen, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ALAN M. COHEN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an authorized agent of **RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee General Partnership and that he as such authorized agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **RARE EARTH PROPERTIES,** by himself as such authorized agent.

Witness my hand and official seal at office this 29th day of August, 2014.

My commission expires: **May 5, 2015**

Deborah J. Cohen

Notary Public

