# WARRANTY DEED

Instr:200001270008944 Page: 1 OF 2
REC'D FOR REC 01/27/2000 1:10:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $366.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/20/03

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William J. Strickland | William J. Strickland | 65-9/44 |
| (NAME) | (NAME) | |
| 4848 Everest Dr | 4848 Everest Drive | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Old Hickory, TN 37138 | |
| (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, Joseph Allen Sullivan a Single person,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Strickland and wife, Carol C. Strickland, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 4848 Everest Drive, Old Hickory, TN 37138

(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/our hand(s) this 7th day of January, 2000.

Joseph Allen Sullivan
Joseph Allen Sullivan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared Joseph Allen Sullivan a Single person, and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2000.

Commission expires: 5/20/03

Notary Public

**First American Title Insurance Company**

# COMMITMENT

## SCHEDULE A

Case No. 11000454

### EXHIBIT A

A Certain Tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No. 78 on the Plan of Sherwood Forest Subdivision, Section 3, of record in Book 4460, page 81, Register's Office for Davidson County, Tennessee. Said Lot No. 78 fronts 75 feet on the westerly margin of Everest Drive and runs back 148.59 feet on the south sideline and 160.61 feet on the north sideline, and measures 74.81 feet to a steel pin, thence 12.44 feet across the rear lot line.

Being the same property conveyed to Joseph Allen Sullivan by Special Warranty Deed from Bankers Trust Company of California N.A., dated 6/33/99, of record in Book 11540, page 102, Register's Office for Davidson County, Tennessee.

Property Address:
4848 Everest Drive
Old Hickory, Tennessee 37138

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.