WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. WENDY L. CAUSEY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200007210071987 Page: 1 OF 2
REC'D FOR REC 07/21/2000 9:13:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $336.70

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Bissias	Sunshine Mortgage	Map 95
(NAME) 2162 Sanborn Drive	(NAME) 2401 Lake Park Drive, #300	Group 14
(ADDRESS) Nashville, TN 37210	(ADDRESS) Smyrna, GA 30080	Parcel 103
(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,

JULIA OFFICER, and JACK MC INTURFF

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICOLE BISSIAS UNMARRIED AND MARY ANN BISSIAS MARRIED

, 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 part of Lot No. 218 on the Map of Elm Hill Acres, Section One of record in Book 2331, page 67, Register's Office for said county and described as follows:

Land in Davidson County, Tennessee being Lot no. 218 on the Map of Elm Hill Acres, Section One of record in Book 2331, page 67, Register's Office for said County; Said Lot No. 218 fronts 195 feet on the east side ofSanborn Drive and runs back 276 feet on the North line and 180 feet on the South line to a dead line in the rear on which it measured 151.15 feet thereon. Continued on next page.

Being the same property conveyed to Lucy F. Caldwell by Quit Claim deed from Thomas N. Caldwell of record in Deed Book 3805, page 936, Register's Office for said County.

The said Lucy F. Caldwell having since died, leaving Julia Officer and Jack Mc Inturff as her sole surviving heirs. *

This conveyance is subject to Restrictive Covenants of record in Deed Book 2442, page 464, Register's Office for said County.

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

*as evidenced by the Affidavit of Heirship being recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 2162 Sanborn Drive, Nashville, TN 37210
(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 30th day of June, 2000.

Julia Officer

Julia Officer

Jack R. McInturff
by Julia Officer
Atty-in-Fact

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Officer the bargainor ___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/30/2000
My Commission Expires: 3/23/03

Notary Public

File Number200006112
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

State of Tennessee
County of Wilson

On this 30th day of June, 2000, before me personally appeared Julia Officer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jack R. McInturff, and who acknowledged that she executed the same as the free act and deed of the said Jack R. McInturff by virtue of that Power of Attorney, duly executed by the said Jack R. McInturff and being recorded simultaneously herewith in the Regster's Office of Davidson County, Tennessee

Witness my hand and officia seal at Mt. Juliet, Tennessee, this 30th day of June, 2000.

My Commission Expires: May 28, 2003

Notary Public