WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 9/25/2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires September 25, 2004

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara C. Fulton	SunTrust Mortgage, Inc.	155-8C-86
(NAME)	(NAME)	
7213 Poplar Creek Trace	201 4th Ave. No.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37219	
(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, Karen D. Mathias and husband Philip K. Mathias, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara C. Fulton unmarried, 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. 86 on the Plan of Poplar Creek Estates Phase 2 of record in Plat Book 6900, Page 339-347, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen D. Mathias and husband Philip K. Mathias, by deed of record in Book 11507, Page 63, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Karen D. Mathias and husband Philip K. Mathias by Terry DeSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 2000/20101183 53

unimproved ☐
This is improved ☒ property, known as 7213 Poplar Creek Trace, Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 12/01/00 16:05 2pgs
Fees:11.00 Taxes:684.50
20001201-0118354

Witness my/our hand(s) this 30th day of November, 2000.

Karen D. Mathias by
Terry DeSelms, atty in fact

Karen D. Mathias

Philip K. Mathias by
Terry DeSelms, atty in fact

Philip K. Mathias

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30 day of November, 2000, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Karen D. Mathias and husband Philip K. Mathias and who acknowledged that he executed the same as the free act and deed of the said Karen D. Mathias and husband Philip K. Mathias, through Power of Attorney granted him by the said Karen D. Mathias and husband Philip K. Mathias.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public

