WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2001.

Barbara L. McGee
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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
Ornita E. Freeman	CTX Mortgage Company	148-12-198
(NAME)	(NAME)	
4631 Artelia Drive	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	St. Petersburg, FL 33702	
(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, Dwight O. Sutherly and wife, Karen G. Sutherly, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ornita E. Freeman 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. 15 on the Plan of Hazelwood Estates, Section 12, of record in Book 4300, Page 143, said Register's Office.

Beginning at a point in the southwest margin of Artelia Drive, said point being the common corner of Lots Nos. 15 and 16; thence in a southeasterly direction with the margin of Artelia Drive 65.0 feet to a point being the beginning of a curve; thence in a southerly direction around said curve 39.27 feet to a point; thence in a southwesterly direction 68.86 feet to a point being the beginning of a curve; thence in a westerly direction 20.0 feet around said curve to a point; thence in a northwesterly direction 86.11 feet to a point; thence in a northeasterly direction 110.0 feet to the point of beginning.

Being the same property conveyed to Dwight O. Sutherly and wife Karen G. Sutherly, by deed of record in Instrument No. 20001215-0123466, , Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 4631 Artelia Drive, Antioch, TN 37013
(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: 09/05/01 13:33 2pgs
Fees:13.00 Taxes:390.35
20010905-0095935

Witness my/our hand(s) this 31st day of August, 2001.

Dwight O. Sutherly

Karen G. Sutherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwight O. Sutherly and wife Karen G. Sutherly with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett — Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.