BOX 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/01 10:10 2pgs
Fees:13.00 Taxes:388.50

20011023-0115439

NOTARY PUBLIC AT LARGE
RFORD CO. TENN.

My Commission Expires 8-10-2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Lori Galloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF OCTOBER, 2001**

Angela Pate
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie H. Davis	**SunTrust Bank, a Georgia Corporation**	**150-01-0215.00**
(NAME)	(NAME)	
459 Owendale Drive	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **Mathew B. Townes and wife, Tracey L. Townes and William L. Townes and wife, Martha S. Townes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie H. Davis, a single woman**, 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. 325 on the Plan of Cherry Hills, Section 3, of record in Plat Book 4175, Page 59, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mathew B. Townes and wife, Tracey L. Townes by deed of record in Book 9095, Page 537, 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 **459 Owendale 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.

Witness **my/our hand(s)** this **19th day of October, 2001**.

William L. Townes

Mathew B. Townes

Martha S. Townes

Tracey L. Townes

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 Matthew B. Townes, Tracy L. Townes, William L. Townes and Martha S. Townes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2001.

Commission expires:

Notary Public

