WARRANTY DEED

Maximum Principal Indebtedness For Tennessee Recording Tax Purposes Is $ 0

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE REBECCA RUDD WILSON COUNTY, TENN. My Commission Expires April 10, 2004

Return To: **THIS INSTRUMENT WAS PREPARED BY:**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/20/02 10:43 2pgs
Fees:13.00 Taxes:269.73

20020220-0021513

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connor M. Mitchell	National Bank of Commerce	072 11
(NAME) 2007 Oakwood Avenue	(NAME) 115 29th Avenue South	Group 05-0
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville Tennessee 37212	
(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, SOLUTION HOME BUYERS, INC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connor M. Mitchell, 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:

Being Lot No. 3 on the Plan of SECTION ONE, JOYWOOD HEIGHTS, as of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to SOLUTION HOME BUYERS, INC. by deed from Sean R. Queen of record in Instrument No. 20011102, page 0119721, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 2007 Oakwood Avenue, Nashville, TN 37207

(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 our hands this 12th day of February, 2002.

SOLUTION HOME BUYERS, INC.

By: SOLUTION HOME BUYERS, INC. PRESIDENT

Attest:

STATE OF Tennessee
COUNTY OF Sumner

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean Queen with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of SOLUTION HOME BUYERS, INC. the within named bargainer, a corporation, and that, he as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Sean Queen as such President

Witness my hand and official seal this 2/12/2002

My Commission Expires:_____

Notary Public

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

File Number2201398

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075