WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF ~~APRIL, 2002~~.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/29/02 14:02 2pgs
Fees:13.00 Taxes:357.05

20020429-0052291

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Parsons	SouthStar Funding, LLC	Map 096
(NAME) 2910 Teakwood Drive	(NAME) 400 Northridge Rd, Suite 1120	Group 10-0
(ADDRESS) Nashville, TN	(ADDRESS) Atlanta Georgia 30350	Parcel 71
(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,
Jane M. Hooper-Crain and husband Dean Crain, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jeffrey Parsons, 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:**

Being Lot No. 228 on the Plan of Cloverhill, Section No. V, as of record in Plat Book 2133, Page 88, 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 Jane M. Hopper by deed from William A. Walker executed on 08/15/1975 and record on 08/18/1975, of record in Deed Book 4942, page 702, Register's Office for said County.

Restrictive Covenants of record in Deed Book 2274, Page 88, Register's Office of said County

Dean Crain joins in this conveyance to convey any and all rights he may have in this property.

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

unimproved ☐

This is improved ☒ property, known as 2910 Teakwood Drive, Nashville, TN

(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 22nd day of April, 2002.

Jane M. Hooper-Crain

Jane M. Hooper-Crain

Dean Crain

Dean Crain

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 Jane M. Hooper-Crain and husband Dean Crain the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/22/2002

My Commission Expires: 1-23-06 Tracey Trumpour

Notary Public

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

File Number2204048
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122