WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2002.

Notary Public

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

Box: 13

File # 3104

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
Juan J Fundora	Columbia National Inc	119-2-65
(NAME)	(NAME)	
218 Stirton Road	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Columbia, MD 21046-3050	
(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, Paula R. Jackson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan J Fundora 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. 23 on the Plan of Cunningham Heights of record in Plat Book 2331, Page 76, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paula R. Jackson, by deed of record in Book 11015, Page 129, 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 Paula R. Jackson by Victor Hazelwood as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. + 20020510-0057954, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 218 Stirton Road, Nashville, TN 37210
(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: 05/10/02 12:44 2pgs
Fees:13.00 Taxes:277.50

20020510-0057955

Witness my/our hand(s) this 26th day of April, 2002.

Paula R. Jackson by Victor Hazelwood her Atty-in-fact

Paula R. Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of April, 2002, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Paula R. Jackson and who acknowledged that he executed the same as the free act and deed of the said Paula R. Jackson, through Power of Attorney granted him by the said Paula R. Jackson

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2002.

Commission expires: May 26, 2002

Notary Public

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