(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Tardricka Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 6/10/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tardricka S. Thompson	Same	Map 60-1/ Parcel 168.00
(NAME)	(NAME)	
3128 Ewingdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Suwanee Properties, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tardricka S. Thompson**, 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 situated in the City of Nashville, County of Davidson, State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the plan of Golden Valley Estates, Section 1, of record in Plat Book 4175, page 142, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Suwanee Properties, LLC by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D. C., of record in Cash Deed in Instrument Number 20011220-0140810, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) 2002 County Taxes constitute a lien, but are not yet due and payable. MAP 60-1/ PARCEL 168.00 (2) Subject to all matters on the Plan of record in Plat Book 4175, page 142, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3128 Ewingdale Drive, 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 my hand this 28th day of June, 2002.

Suwanee Properties, LLC

By: [signature] as managing member 6/28/2002
Cal Woodard, Chief Manager

Davidson County DEEDWARR
Recvd: 07/02/02 08:31 2pgs
Fees:13.00 Taxes:262.70

20020702-0079123

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Cal Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Chief Manager of Suwanee Properties, LLC, the within named bargainor, a limited liability company, and that Cal Woodard, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as Chief Manager of said company.

Witness my hand and official seal at Franklin Tennessee this 28th day of June, 2002.

Commission expires: 6/16/04

Notary Public

