WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/02 11:10 2pgs
Fees:13.00 Taxes:284.90

20020702-0079319

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CARLA F. DILLARD NOTARY PUBLIC AT LARGE HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES: 02-08-03

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Lannom	Professional Mortgage Group, Inc.	Map 150, Group 07-0, Parcel 427
(NAME) 3380 Oak Trees Court	(NAME) 1535 W. Northfield Blvd, Suite 1	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Joseph Allen Sullivan , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Lannom, 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. 59B Zone Lot Division Lots No. 38 and No. 59 on the Plan of Lakeshore Woods, Section 3, as of record in Plat Book 6250, Page 41, 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 Joseph Allen Sullivan by deed from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument #20020308-0029599, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Deed Book 6250, page 41, Deed Book 6230, Page 385, Deed Book 6063, Page 351 and Deed Book 6112, Page 546, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3380 Oak Trees Court, 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

JAS

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 28th day of June, 2002.

Joseph Allen Sullivan

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph Allen Sullivan the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/28/2002

My Commission Expires:_____

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES:
02-08-03

File Number2205539
RETURN TO:
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Mt. Juliet, Tennessee 37122