# WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 360,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 16th day of SEPTEMBER, 2002.

NOTARY PUBLIC
My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/17/02 16:00 2pgs
Fees:13.00 Taxes:1332.00

20020917-0113542

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN. 37201 file#02090001

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Hitt Joint Revocable Living Trust<br><br>102 Adams Park<br>Nashville, TN 37205 | New Owner | 116-08-0-E / 102.00CO |

*FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Hitt Joint Revocable Living Trust , and other good and valuable consideration, the receipt of which is hereby acknowledged,*

We, **George E. Bandy**, and wife, **Georgia A. Bandy**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

**The Hitt Joint Revocable Living Trust, and any successors in Trust, David G. Hitt, and/or Joyce F. Hitt, Trustees, under agreement dated May 15, 2001,** the GRANTEE herein, its successors, heirs and or assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Sugartree, Phase 3, (Revised), of record in Book 5050, page 67-71, as amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, and Book 5121, page 89, Register's Office for said County and to which plan reference is hereby made for a more complete description.

Being all the same property conveyed to George E. Bandy and wife, Georgia A. Bandy by Warranty Deed from James Franklin Shikle and spouse, Susan Green Shikle of record in Book 9703, page 601, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

*TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, its successors, heirs and or assigns, against the lawful claims of all persons WHOMSOEVER.*

*The herein described property is subject to the following:*
2002 Property taxes are to be prorated and assumed by the GRANTEES.
Declaration of covenants, conditions and restrictions in Book 4857, page 157 as amended through Book 11758, page 466; Charter of Sugartree Homeowner's Association in Book 5683, page 670; Dedication of easement of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.

This is improved property known as: 102 Adams Park, Nashville, TN. 37205.

Witness our hands this 16TH day of SEPTEMBER, 2002.

George E. Bandy

Georgia A. Bandy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named George E. Bandy and Georgia A. Bandy the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of SEPTEMBER, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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# WARRANTY DEED

*From:* **George E. Bandy**
and wife,
**Georgia A. Bandy**

*To:* **Hitt Joint Revocable Living Trust**
**David G. Hitt** and/or
**Joyce F. Hitt, Trustees**

*Property:*

102 Adams Park
Nashville, TN. 37205

*This Instrument was Prepared by:*

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003