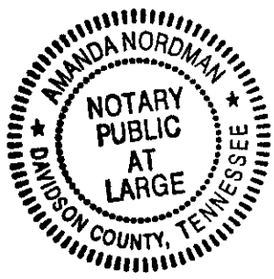
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,107.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/03 16:51 2pgs
Fees:13.00 Taxes:607.20

20030106-0002202

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda J. Sandy	CTX Mortgage Company, LLC	083-13-0 374.00
(NAME)	(NAME)	
1514 Holly St.	216 Centerview Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Brentwood, TN 37027	
(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, Tonia Swarthout, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda J. Sandy, 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. 38 of Block "F" on the Plan of Lindsley Home Place Subdivision of record in Book 2, Page 92, Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Tonia Swarthout, unmarried by deed dated 8/23/95 from John M. Carter, unmarried of record in Book 9772, Page 161, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1514 Holly Street, Nashville, TN 37206

(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 31st day of December, 2002.

Tonia Swarthout by Biane McGee a.i.f.
Tonia Swarthout
By Attorney in Fact, Biane McGee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Biane McGee, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Tonia Swarthout, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Tonia Swarthout. Witness my hand and Notarial Seal this 31st day of December, 2002.

Amanda Nordman
Notary Public

My Commission Expires: 1/29/05

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212