WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAROL GALBRAITH	Decision One Mortgage Co. LLC	082-080-132.00
(NAME)	(NAME)	
924 West Eastland Avenue	9245 N Meridian, Suite 210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indianapolis, IN 46266	
(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,

Suwannee Properties, LLC and Charles Caudell

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Galbraith

, 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, described as follows: Being Lot No. 8 on the Plan of J. R. Love's Subdivision of the Massengale Tract, as of record in Book 547, page 4, Register's Office for Davidson County, Tennessee. Said Lot 8 fronts 50 feet on the south side of Cleveland Street and runs back 208 feet on the east line and 209 feet on the west line to an alley and measures 50 feet on said alley.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED THEREFROM IS THE FOLLOWING TRACT OF LAND:

Beginning at a point on the northerly margin of a 15 foot alley, said point being the southwest corner of the above mentioned property; thence in a northerly direction with the westerly margin of said property a distance of 45.0 feet more or less to a point thence in an easterly direction a distance of 50.0 feet more or less to a point on the easterly margin of said property thence in a southerly direction with the easterly margin of said property a distance of 45.0 feet more or less, to a point on the northerly margin of a 15 foot alley, thence in a westerly direction with the northerly margin of said alley, a distance of 50.0 feet more or less to the point of beginning and containing 2,250 square feet, more or less

Being the same property conveyed to Suwannee Properties, LLC and Charles Caudell, ½ undivided interest each as tenants in common, by deed from Mortgage Electronic Registration System, Inc., dated May 23, 2002 and filed for record as Instrument No. 20020524-0063764 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/07/03 08:15 2pgs
Fees:13.00 Taxes:259.00
20030207-0016880

2003 County Taxes have been prorated and assumed by the Grantees

unimproved ☐

This is improved ☒ property, known as 924 WEST EASTLAND, 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 our hands this 31st day of January, 2003.

Charles Caudell

Suwannee Properties, LLC

By: managing member

,

Attest:

,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 1/31/2003, before me personally appeared Charles Caudell to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of January, 2003.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 1/31/2003, before me personally appeared Cal Woodard me known (or proved to me on the basis of satisfactory evidence) to be the managing member of Suwannee Properties, LLC and as such managing member executed the foregoing instrument on behalf of Suwannee Properties, LLC, and who acknowledged the execution of the same to be his/her free act and deed as such managing member..

Witness my hand and official seal at Brentwood, Tennessee this 31st day of January, 2003.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs Notary Public