# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2003.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12/29/03

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/14/03 14:13 2pgs
Fees:13.00 Taxes:614.94

20030214-0020507

B-3299

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Claire A. Eckl | SunTrust Mortgage, Inc. | 082-09-0-B 003.00 CO |
| (NAME) | (NAME) | |
| 1414 5th Avenue North | 201 4th Avenue North, 7th Floor | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37208 | Nashville, TN 37219 | |
| (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, Intown Properties LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claire A. Eckl, and husband, Larry J. Sexton, Sr., 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 Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Third Revision, Resubdivision of Lots 63 & 64, D.T. McGavock's First Addition of record in Instrument No. 20020802-0092923, said Register's Office.

Being part of the same property conveyed to Intown Properties, L.L.C. a Tennessee limited liability company by deed dated August 27, 2001 and August 28, 2001 from Ernest Paul Campbell, married and Berdelle T. Campbell, married and Nancy G. Hardaway, a widow of record in Instrument No. 20010831-0094919, Register's Office for 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 1414 5th Avenue North, Nashville, TN 37208

(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 4th day of February, 2003.

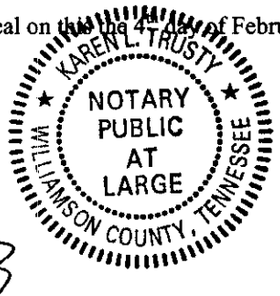
Intown Properties LLC, a Tennessee limited liability company

By: _____
William H. Eason, Jr., Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William H. Eason, Jr. with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Member respectively of the Intown Properties LLC, a Tennessee limited liability company the within named bargainor, and corporation, and that he/she as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William H. Eason, Jr. as such Member .

Witness my hand and official seal on this the 4th day of February, 2003.




Notary Public

My Commission Expires: 12/24/03

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027