WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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
John S Hamilton	Suntrust Mortgage, Inc.	Map 54
(NAME) 4653 Woodview Circle	(NAME) 201 Fourth Avenue North/ 7th Floor	Group 16
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville Tennessee 37219	Parcel 32
(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,
Mylinda Poteet-Davis and husband Gregory Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
John S. Hamilton ,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. 23A Zone Lot Division Lot 23 on the Plan of Lake Country, as of record in Plat Book 5200, Page 498, and as amended by Book 5800, Page 320, 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 Mylinda Poteet, unmarried by Warranty Deed from Vernon D. Massie, a married person of record in Book 11574, Page 524, Register's Office for Davidson County, Tennessee, dated 07/09/99, filed 07/15/99.

Being the same property conveyed to Mylinda Poteet (now known as Davis) by deed from Vernon D Massis of record in Deed Book 11574, page 524, Register's Office for said County.

Gregory Davis joins in this conveyance to convey any and all rights he may have in this property.

Charter of HOA of record in Book 7289, Page 990, said Register's Office.

Restrictive Covenants of record in Deed Book 58, Page 320, Book 6095, Page 656, and Book 6198, Page 510, Register's Office of said County

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

Davidson County DEEDWARR
Recvd: 03/03/03 09:29 2pgs
Fees:13.00 Taxes:249.75
20030303-0027258

unimproved ☐

This is improved ☒ property, known as 4653 Woodview Circle, Old Hickory, TN 37138

(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/our hand(s) this 28th day of February, 2003.

Mylinda Poteet-Davis

Mylinda Poteet-Davis

Gregory Davis

Gregory Davis

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 Mylinda Poteet-Davis and husband Gregory Davis the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that thye executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/28/2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUITT NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2301519

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122