WARRANTY DEED

Return to:
Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 2
Nashville, TN. 37214

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-3-

(AFFIX SEAL) JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/12/03 12:52 2pgs
Fees:13.00 Taxes:382.95

20030312-0033128

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny H. Thomas	ABN AMRO Mortgage Group, Inc.	176-02-0 084.00
(NAME) 5316 Flagstone Drive	(NAME) 2600 W. Big Beaver Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Troy, Michigan 48084	
(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, Michael E. Hockersmith and wife, Toni F. Hockersmith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny H. Thomas and Chanell L. Sutton, as joint tenants with right of survivorship, 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. 246 on the Plan of Peppertree Forest, Section 19, as of record in Plat Book 7900, Page 783, 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 Michael E. Hockersmith and wife, Toni F. Hockersmith by deed from Jerry Butler Construction, Inc. as of record in Book 9751, Page 559, Register's Office for Davidson County, Tennessee, executed on 07/31/95 and filed on 08/03/95.

unimproved ☐

This is improved ☒ property, known as 5316 Flagstone Dr., Antioch, TN 37013

(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 5th day of March, 2003.

Michael E. Hockersmith

Toni F. Hockersmith

STATE of Florida
COUNTY of Duval

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael E. Hockersmith and Toni F. Hockersmith, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of March, 2003.

My Commission Expire

Betty P Hensley
My Commission DD150448
Expires October 13, 2006

Betty P Hensley
Notary Public

File Number: 12302137
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027