WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,050.00

Elnora Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

My Commission Expires Jan. 25, 2006

Davidson County DEEDWARR
Recvd: 03/26/03 10:01 2pgs
Fees:13.00 Taxes:314.69
20030326-0039580

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debbie D. Sullivan	Transland Financial Services	082-08-0 035.00
(NAME) 630 Neill Avenue	(NAME) 2701 Maitland Center Parkway	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Maitland Florida 32751	
(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, Duck River Homes, LLC , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debbie D. Sullivan and Elnora Miller, 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. 78 and the southerly 20 feet of Lot No. 77 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-Ferrin Tract as of record in Plat Book 421, Page 52, 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 Duck River Homes, LLC by Quit Claim Deed from Coda Development, LLC of record in Instrument No. 20030121-0007997, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 630 Neill Avenue, 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 14th day of March, 2003.

Duck River Homes, LLC

By: Secretary

Jody Evans, Secretary

Attest:

STATE of Tennessee
COUNTY of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JODY EVANS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge JODY EVANS to be a SECRETARY of DUCK RIVERS HOMES, LLC, the within named bargainer, a Limited Liability Company, and that JODY EVANS as such SECRETARY, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by JODY EVANS as SECRETARY.

Witness my hand and official seal this 3/14/2003

My Commission Expires_____

Notary Public

My Commission Expires Jan. 25, 2006

File Number2302331
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

