WARRANTY DEED

FILE BOX 19B
03-4-026-D

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of April, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Gail L. Addlestone and Jeffrey Spark	SunTrust Mortgage, Inc.	104-07
(NAME) 2924 Westmoreland Drive	(NAME) 201 4th Avenue North, 7th Floor	99.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lee Sanders Construction Company, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gail L. Addlestone and Jeffrey Spark, wife and husband**, hereinafter called the Grantee(s), 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, being Lot No. 19 of Block 2 on the Plan of Fairfax Place, as of record in Book 547, Page 138 and 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, to-wit:

Being the same property conveyed to Lee Sanders Construction Company, Inc., by Deed from George Degerberg of record in Instrument No. 20020611-0070912, all of the Register's Office in Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property has not now or ever been principal place of residence for the Grantor.

BEING unimproved ☐
Improved ☒ property known as: 2802 Belcourt Avenue, Nashville, TN, 37212.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand , this 24th day of April, 2003.

Davidson County DEEDWARR
Recvd: 05/01/03 09:19 2pgs
Fees:13.00 Taxes:1685.72

20030501-0058132

LEE SANDERS CONSTRUCTION, INC.,
A TENNESSEE CORPORATION

By: _____
Lee Sanders President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared LEE SANDERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon he oath acknowledged himself to be the President of Lee Sanders Construction, Inc., the within named bargainor(s), a Tennessee Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of April, 2003.

My Commission Expires: 03/31/07

Notary Public

