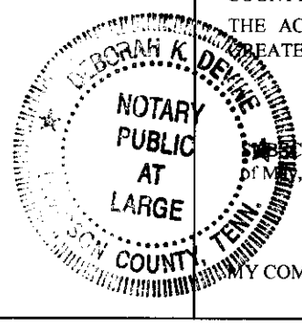
Return to
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#679



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Kimberley Ahern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2003.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2003~~. 11-27-04

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Andrea Harris	Franklin American Mortgage	51-10B-67CO
(NAME) 233 Ellington Place	(NAME) 501 Corporate Centre Dr, St. 400	
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin, TN 37067	
(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,

JOHN A. SUNKEL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KAREN ANDREA HARRIS,

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:

Land in Davidson County, Tennessee, being Unit No. 233 on the Plan of Ellington Place Condominiums, according to the Master Deed of record in Book 5720, Page 332. as re-recorded in Book 6984, Page 84, in the Register's Office for Davidson County, Tennessee, and Plan in Book 6250, Page 829, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 233 Ellington Place, Madison, TN 37115

(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 14th day of May, 2003.

John A Sunkel by Alice J Charron Attorney in Fact
John A. Sunkel by his attorney in fact Alice Charron

Davidson County DEEDWARR
Recvd: 05/16/03 10:25 2pgs
Fees:13.00 Taxes:314.50

20030516-0067095

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Alice Charron to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of John A. Sunkel and acknowledged the he/she executed the same by Power of Attorney, as the free act and deed of said John A. Sunkel.

Witness my hand and seal, at this office in Brentwood, Tennessee, this 14th day of May, 2003.

Sharon L Riney

Notary Public

My Commission Expires: 5-28-03

