WARRANTY DEED

Allison Title Company
116 Wilson Pike Circle, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Sandra Daniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: May 21, 2003.

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC AT LARGE DAVIDSON CO., TN MY COMMISSION EXPIRES 5-21-2003

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 S. Royal Oaks Blvd., Suite 202, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio J. Hill	First Franklin Corp.	142-150-083.00
(NAME)	(NAME)	
7244 Willow Creek Drive	112 Town Park Dr. Ste G-150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Kennesaw, GA 30144	
(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, I, **SANDRA M. SULLIVAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTONIO J. HILL AND WIFE, CATHERINE L. HILL**, 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 Lot No. 44 on the Plan of Westward Winds, of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandra M. Sullivan by Deed from Timothy Johnson and wife, Susan Johnson, of record as Instrument No. 2001 032800 29601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra M. Sullivan by Deed from Timothy Johnson and wife Susan Johson, of record as Instrument No. 2001 032800 29601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3700, page 32; restrictions of record in Book 3944, page 377; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7244 Willow Creek Drive, Nashville, TN 37221
(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 I am 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 I do further covenant and bind myself, my 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 hand this 21st day of May, 2003.

Sandra M. Sullivan
by Sandra Daniel, Attorney in Fact
Sandra M. Sullivan,
by her Attorney-in-Fact Sandra Daniel

Davidson County DEEDWARR
Recvd: 06/02/03 09:08 2pgs
Fees:13.00 Taxes:573.50

20030602-0074358

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sandra Daniel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Sandra M. Sullivan, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the same of Sandra M. Sullivan, the within named bargainor by the said Sandra Daniel as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of May 2003.

Notary Public

