WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,300,00

Katherine E. Byington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Lura K. Penny
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

LURA K. NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/11/03 13:12 2pgs
Fees:13.00 Taxes:382.21
20030611-0080709

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine E. Byington	Suntrust Mortgage, Inc.	Map 96,11-0, 190
(NAME) 3213 Lakeland Drive	(NAME) 201 Fourth Avenue North/ 7th Floor	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37219	
(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, Curtis Maloney, Executor of the Estate of Antoinette Houghton , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine E. Byington, unmarried Shannon Brandon, unmarried , 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. 100 on the Plan of Hickory Bend, Section I, as of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot 100 fronts 75 feet on the southeasterly side of Lakeland Drive and runs back between lines 140.4 feet on the southwesterly side line and 143.09 feet on the northeasterly side line to a line at the rear measuring 75.04 feet thereon.

Being the same property conveyed to James O. Houghton and wife, Antoinette Houghton by deed from Continued on next page.

Being the same property conveyed to James O. Houghton and wife, Antoinette Houghton by deed from Dudley S. Looney and wife, Janet B. Looney of record in Deed Book 5023, page 249, Register's Office for said County.

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

James O Houghton now being deceased.**Leaving Antoinette Houghton sole owner.**

Antoinette Houghton now being deceased.

unimproved ☐

This is improved ☒ property, known as 3213 Lakeland Drive, Nashville, TN 37214

(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 30th day of May, 2003.

The Estate of Antoinette Houghton

By Curtis Maloney (Exec.)
Curtis Maloney, Executor

Attest:

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Curtis Maloney, Executor the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5/30/2003

My Commission Expires: Aug. 8, 2004 Lura K. Perry
Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2305414
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

Dudley S. Looney and wife, Janet B. Looney as of record in Book 5023, Page 249, Register's Office for Davidson County, Tennessee, executed on 05/07/76 and filed on 05/10/76.