WARRANTY DEED

Retun to:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2003.

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. Giltner	**Suntrust Mortgage, Inc.**	**72-16-247**
(NAME)	(NAME)	
1519 Corder Drive	**P.O. Box 305110/7th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37230-5110**	
(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, **RICHARD WAYNE SELLS and wife, Lori Evonne Sells AND JAMES E. SELLS, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN P. GILTNER, 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:

LAND near Nashville, in Davidson County, Tennessee, being Lot No. 23 on the Map of Dugger Heights, of record in Book 1424, Page 102, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 68 feet on the east side of Corder Drive and runs back between parallel line 177.7 feet on the north line and 176.6 feet on the south line to a dead line in the rear measuring 68 feet thereon.

Being the same property conveyed to Richard Wayne Sells and James E. Sells, as Tenants in Common by deed from Richard Wayne Sells, Executor for the Estate of Williams Wayne Sells of record in Instrument No. 20030702-0091497 Register's Office for Davidson County, Tennessee.

The said Lori Evonne Sells, wife of the said Richard Wayne Sells, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance is subject to The Plan of Record in Book 1424, Page 102 and Property Taxes for the Current Year.
LORI EVONNE SELLS AND LORI E. SELLS ARE ONE IN THE SAME PERSON.
RICHARD WAYNE SELLS AND RICHARD W. SELLS ARE ONE IN THE SAME PERSON.

unimproved ☐

This is improved ☒ property, known as **1519 Corder Drive, 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 25th day of July, 2003.

Lori Evonne Sells

Richard W. Sells

James E. Sells

Davidson County DEEDWARR
Recvd: 08/11/03 10:46 2pgs
Fees:13.00 Taxes:323.75

20030811-0114023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Sells and James E. Sells, and Lori Evonne Sells, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2003.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007