**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,920.00

Lisa A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2003

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 10-25-2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/21/03 15:14 2pgs
Fees:13.00 Taxes:554.70
20030821-0121711

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 200
Mt. Juliet, Tennessee 37122

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Green	~~XXXXXXXXX John Green~~ SunTrust Mortgage, Inc.	Map 62, 15-0,11
(NAME) 2812 Western Hills Drive	(NAME) 1001 Semmes Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Richmond, VA 23224	
(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, Frieda Hows McGee, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Green and Jennifer Green , 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. 130 on the Plan of Sutherland Heights, Section Three, as shown by plat of record in Plat Book 2663, page 117, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Earl Leon McGee and Wife, Frieda Hows McGee by deed from Federal Housing Commissioner of record in Deed Book 3763, page 29, Register's Office for said County.

Earl Leon McGee since being deceased., leaving Frieda Hows McGee as surviving spouse.

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

Sewer and Drainage Easement as shown of record in Deed Book 8105, Page 276, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2812 Western Hills 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 my/our hand(s) this. 21st day of August, 2003 -

Frieda Hows McGee

Frieda Hows McGee

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 Frieda Hows McGee, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/21/03

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number23070999
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122