WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/06/03 10:15 2pgs
Fees:13.00 Taxes:582.75

20031006-0147063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa L. Anderson	SunTrust Mortgage, Inc.	61-12-106.00
(NAME) 1304 Plymouth Avenue	(NAME) 201 Fourth Avenue North 7th Floor	
(ADDRESS) Nashville, TN 37216	(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, Stanley H. McQuiston, Jr. and wife, Robyn L. McQuiston , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa L. Anderson , 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. 15 and the easterly 10 feet of Lot No. 14 on the Map of the re-subdivision of Eastdale Place, of record in Book 974, Page 22, Register's Office for said County.

Said Lot No. 15 and part of Lot No. 14 adjoin and front together 75 feet on the southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Stanley H. McQuiston, Jr., a single man by Warranty Deed from Briane S. Messer, an unmarried man, of record in Instrument No. 200105020045148, Register's Office of said County.

The said Robyn L. McQuiston joins in this conveyance to convey any and all interests and marital rights that she may have in said. Property.

Subject to all matters as set forth per Plat Book 974, Page 22, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1304 Plymouth Avenue, Nashville, TN 37216

(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 30th day of September, 2003.

Stanley H. McQuiston Jr.

Robyn L. McQuiston

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 Stanley H. McQuiston, Jr. and Robyn L. McQuiston the bargainors, 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 9/30/2003

My Commission Expires:_____

Notary Public



File Number23090289

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027