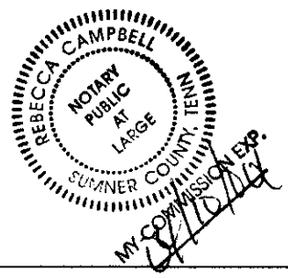
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/12/03 15:29 2pgs
Fees:13.00 Taxes:409.22

20031112-0165768

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy S. Hill | CTX Mortgage Company, LLC | MAP 63-4 |
| (NAME) 744 Charlie Gann Road | (NAME) PO Box 199114 | PARCEL 102 |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Dallas Texas 75219 | |
| (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, **Tarrell C. Preston and Wayne I. Nickoli, unmarried persons** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy S. Hill and Lori A. Hill, husband and wife , 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. 18 on the Plan of Range Heights, Section 2, as of record in Plat Book 8250, Page 805, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tarrell C. Preston and Wayne I. Nickoli, unmarried persons by Warranty Deed dated March 9, 1999 from Universal Builders, LLC of record in Book 11402, Page 725, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 744 Charlie Gann Road, Old Hickory, TN 37138

(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 31st day of October, 2003.

Tarrell C. Preston

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Wayne I. Nickoli By [illegible], POA

STATE of Tennessee
COUNTY of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tarrell C. Preston and Wayne I. Nickoli, unmarried persons the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of October, 2003.

My Commission Expires: _____

Rebecca Campbell
Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP. 2/10/04

**File Number23100286**
**RETURN TO:**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

STATE of Tennessee
COUNTY of sumner

Persoanlly appeared before me, the undersigned, a Notary Public in and for State and County, aforesaid, appeared Tarrell C. Preston, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Wayne I. Nickoli, and acknowledged that he executed the same by Power of Attorney as the free act and deed of said Wayne I. Nickoli. Winess my hand and Notarial Seal this 10/31/03

Rebecca Campbell
Notary Public