File #200320478

Davidson County DEEDWARR
Recvd: 11/17/03 13:55 2pgs
Fees:13.00 Taxes:632.89

20031117-0167410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,050.00.

Kesha Kizer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2003.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kesha Kizer	Kesha Kizer	Map: 86-4-B-64
(NAME) 4956 Tulip Grove Lane	(NAME) 4956 Tulip Grove Lane	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **AMY BATSON JOHNSON N/K/A AMY CLOUD AND HUSBAND, ROBERT F. CLOUD,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KESHA KIZER, 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 in Davidson County, Tennessee, being all of Lot No. 19, on the Plan of Secton Three, Sunset Oaks, as shown by plat appearing of record in Plat Book 9700, Page 198, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Amy Batson Johnson, unmarried (now known as Amy Cloud) by Warranty Deed dated August 1, 1997 of record in Book 10558, Page 441, Register's Office for Davidson County, Tennessee. The said Amy Batson Johnson having since married and is now known as Amy Cloud.

Robert F. Cloud, spouse of Amy Cloud, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9082, Page 567; By-Laws of record in Book 9082, Page 589; Charter for Sunset Oaks Homeowners' Association of record in Instrument No. 19991207-0300571; any and all matters shown on plat of record in Plat Book 9700, Page 198; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 4956 Tulip Grove Lane, Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 14th day of November, 2003.

Amy Batson Johnson N/K/A Amy Cloud
Amy Batson Johnson n/k/a Amy Cloud

Robert F. Cloud
Robert F. Cloud

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Amy Batson Johnson n/k/a Amy Cloud and husband, Robert F. Cloud who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of November, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064