WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 183,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 02/26/06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/18/03 15:34 2pgs
Fees:13.00 Taxes:677.10

20031118-0168444

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd Humes and Elaine Humes	~~Todd Humes~~ ABN AMRO MORTGAGE GROUP, INC.	Map 098.00
(NAME)	(NAME)	
3191 Earhart Road	2600 W Big Beaver Road	Parcel 48.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	TROY MI 48084	
(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,
Lisa Maria Baker-Sullivan,married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Todd Humes and Wife, Elaine Humes, 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 the 4th Civil District of Davidson County, Tennessee, being Tract No. 3 on an unrecorded survey made by John M. Sullivan, County Surveyor, September 10, 1966, and being a survey of the north part of the Estate of Mrs. Myrtle H. Carter, deceased, and described as follows: BEGINNING on the easterly margin of Earhart Road at the southwest corner of the property conveyed to Jimmy D. Shores and wife, as of record in Book 4394, page 34, Register's Office for said County; thence with the said Shores' southern boundary line S 85 deg. 58 min. E 1434.5 feet; thence S 4 deg. 27 min. W 158 feet; thence N 85 deg. 58 min. W 1316 feet to a corner fence line; thence N 86 deg. 24 min. W 110 feet with an existing fence line to the easterly margin of Earhart Road; thence with said Road N 4 deg. 29 min. E 97.5 feet; thence N 3 deg. 34 min. W 60.7 feet to the point of beginning.

Being the same property conveyed to Lisa Maria Baker by deed from W Allen Barrett of record in Instrument Number 200107260079655, Register's Office for said County. Lisa Maria Baker now married, known as Lisa Maria Sullivan and husband Rodney C Sullivan

Rodney C Sullivan joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Book 4620, Page 436 and Book 6576, Page 231, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 3191 Earhart Road, 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 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.

Lisa Maria Baker-Sullivan

Lisa Maria Baker-Sullivan

Rod Sullivan

Rodney C Sullivan

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 Lisa Maria Baker-Sullivan and husband Rodney C Sullivan the bargainor__, 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 10/31/2003

My Commission Expires: 02/20/06

Judy Reed

Notary Public

JUDY REED
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE

File Number23100092

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