WARRANTY DEED

WALTER E. PHILLIPS Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires May 23, 2006

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

Davidson County DEEDWARR
Recvd: 11/21/03 16:02 2pgs
Fees:13.00 Taxes:234.58
20031121-0170217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Bullard Sr.	Columbia National Incorporated	Map 107-05
(NAME) 114 Five Oaks Drive	(NAME) 216 Centerview Drive Suite 102	Group A
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood Tennessee 37027	Parcel 114.00
(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, Stanton Fox , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Bullard Sr., An Unmarried Person , 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. 114 on the Plan of FIVE OAKS, formerly THE MEADOW, a Planned Unit Development, as of record in Plat Book 5200, Page 355, amended in Book 5784, page 521, 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 Stanton Fox by deed from Mel Martinez, Secretary of HUD of record in Instrument Number 200306260088409, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 114 Five Oaks Drive, Nashville, TN 37217

(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 12th day of November, 2003.

Stanton Fox

Roy Forkum
Att'y in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 12th day of November, 2003, before me personally appeared Roy Forkum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stanton Fox, and who acknowledged that he executed the same as the free act and deed of the said Stanton Fox by virtue of that Power of Attorney, duly executed by the said Stanton Fox and appearing of record in Instrument Number 20031121-0170216, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 12th day of day, November, 2003.

My Commission Expires: Aug. 8, 2004

Lura K. Perry

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number23100312

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