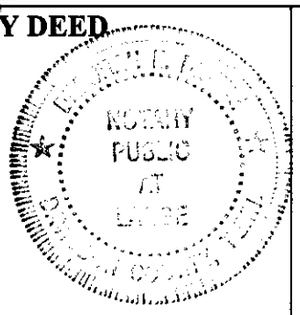
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,900.00

Kimberly Shemin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Deborah Dennis
Notary Public

MY COMMISSION EXPIRES: 11-27-04
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/06/04 15:15 2pgs
Fees:13.00 Taxes:595.33
20040506-0052062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel R. Devendorf	~~Joel R. Devendorf~~ Sun Trust Mortgage, Inc.	142-02-0-216
(NAME) 7408 Harness Drive	(NAME) P.O. Box 79041	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Baltimore, MD 21279-0041	
(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, **J. Anthony Tarpy and Wife, Claudia S. Tarpy**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel R. Devendorf and Wife, Sarah S. Devendorf, JO 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. 243 on the Plan of Cross Timbers, Section 5, as of record in Plat Book 4175, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 243 fronts 77.80 feet on the northeasterly side of Harness Drive and extends back 169.5 feet on the northwesterly line and 152.05 feet on the southeasterly line, to a dead line which is a broken line, measuring 118.7 feet thereon.

Being the same property conveyed to J. Anthony Tarpy and Wife, Claudia S. Tarpy by Warranty Deed dated June 28, 1989 from Douglas G. Bradbury, III and wife, Sylvianne D. Bradbury of record in Book 7877, page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7408 Harness Drive, Nashville, TN 37221

(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 April, 2004.

J. Anthony Tarpy

Claudia S. Tarpy

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 ~~J. Anthony Tarpy and Wife,~~ Claudia S. Tarpy* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that their executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/30/2004

My Commission Expires: 11-27-04

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2404064
~~**RETURN TO:**~~
~~Cumberland Title Company~~
~~216 Centerview Drive~~
~~Suite 139~~
~~Brentwood, TN 37~~027

Return to:
Advantage Title & Escrow
109 Kenner Ave
Nashville TN 37205
#1101

* INDIVIDUALLY AND AS ATTORNEY in fact for J. Anthony Tarpy