Davidson County DEEDWARR
Recvd: 06/16/04 15:28 2pgs
Fees:13.00 Taxes:802.53
20040616-0071454

WARRANTY DEED

FILE BOX 19B
04-05-007-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of June, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ASHLEY A. HUNT AND MICHAEL FITZ	AMSOUTH BANK	172-05-0-B
(NAME) 120 Sterling Oaks Court	(NAME) 2050 Parkway Office Circle	047.00CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROBERT K. GOOD AND WIFE, DEBRA A. GOOD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHLEY A. HUNT, UNMARRIED AND MICHAEL FITZ, UNMARRIED**, hereinafter called the Grantee(s), 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 Lot No 47, Phase 1, Sterling Oaks Subdivision, a Planned Unit Development, of record in Book 8250, Page 998, 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 Robert K. Good and wife, Debra A. Good, by Deed from Pulte Homes, Tennessee Limited Partnership, of record in Book 11589, Page 743, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws, of Sterling Oaks, of record in Book 10951, Page 547, and amended in Book 11514, Page 959, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 120 Sterling Oaks Court, Brentwood, TN, 37027.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 15th day of June, 2004.

Robert K. Good
ROBERT K. GOOD

Debra A. Good
DEBRA A. GOOD

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 **ROBERT K. GOOD AND WIFE, DEBRA A. GOOD**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June, 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT M. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.