WARRANTY DEED

102095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-7-07
(AFFIX SEAL)

EVERETT PARSONS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Realty Title Corp., 420 South Hurstbourne Parkway, Louisville, KY 40222

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheri Ferrell	Cheri Ferrell	025-12-0 065.00
(NAME)	(NAME)	
222 Moss Trail	222 Moss Trail	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Southern Sun, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheri Ferrell, unmarried, HEREINAFTER CALLED THE GRANTEE, 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. 17 on the Map of Goodlettsville Heights Subdivision, Section Two, as of record in Book 1424, Page 120 and 121, Register's Office of Davidson County, Tennessee, to which Plan plat reference is hereby made for a more complete description of said lot.

Map 25-12, Parcel 65
Being the same property conveyed to Southern Sun, Inc. a Tennessee Corp. by deed dated Dec. 18, 2001 of record as instrument no. 20011227-0142671 of record in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 222 Moss Trail, Goodlettsville, TN 37072
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 hand this 12th day of March, 2004.

Southern Sun, Inc.

By:
Southern Sun, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Goodlettsville Tennessee this 12th day of March, 2004.

Commission expires: 10-7-07

Notary Public

EVERETT PARSONS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/13/04 08:49 1pgs
Fees:13.00 Taxes:432.53

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