File No. 250200489

WARRANTY DEED

MANDY ALSUP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/9/09

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shatrina L. Cathey	SunTrust Mortgage, Inc.	Map 149-2B-39
(NAME) 881 Bishopsgate Road	(NAME) 201 Fourth Avenue N	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alan C. Savage, and Wife, Sharron L. Savage, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shatrina L. Cathey, an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 156, Phase 2, PICCADILLY SQUARE Subdivision, as shown by plat of record in Plat Book 6250, page 92-94, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alan C. Savage, and Wife, Sharron L. Savage by deed from Centex Homes Corporation, A Nevada Corporation and Dated 10/31/1986 and Filed on 11/4/1986 of record in Deed Book 7030, page 152, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6830, Page 739, 6518-184, 6496-114, 6496-107, 6496-100, 6355-322, 6306-833, 6295-534, 6295-520, 6295-506, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 6300, Page 431, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 881 Bishopsgate Road, Antioch, TN 37013
(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, I 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, I 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 14th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/16/05 10:43 2 pg
Fees:13.00 Taxes:495.80
20050316-0028838

Alan C. Savage

Sharron L. Savage

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILSON~~ Riverside

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alan C. Savage, and Wife, Sharron L. Savage, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Banning, California this 3/14/2005.

My Commission Expires:

Notary Public

File Number: 250200489
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

LISA GOAD
Commission # 1518095
Notary Public - California
Riverside County
My Comm. Expires Oct 7, 2008