File No. 250500243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2005

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/31/05 12:42 2 pgs
Fees:13.00 Taxes:425.50

20050531-0060972

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Joyce	Cavalry Banking	Map and Parcel 175.04-A-005
(NAME) 4323 Smokey Mountain Place	(NAME) 114 West College Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, Tennessee 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Wanda R. Sussman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Joyce, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit 2-B, Park Place Subdivision, a Private Element Horizontal Property Regime, located on Smokey Mountain Place, Antioch, Davidson County, Tennessee, and described in a master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20010214-0014161, re-recorded in Instrument Number 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended by instrument recorded as Instrument Number 20011019-0114191, re-recorded as Instrument No. 20011212-0136927, 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. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Park Place Subdivision, a Private Element Horizontal Property Regime, contained in the said Master Deed, the plan filed as Exhibit "E" to said Master Deed appearing as Instrument Number 20011019-0114191, re-recorded as Instrument No. 20011212-0136927, said Register's Office, and By-Laws appended thereto are incorporated in this description by reference and made a part hereof the same as though copies herein.

Being the same property conveyed to Wanda R. Kress, unmarried (n/k/a Wanda R. Sussman) by deed from Park Place Ventures, LLC of record in Instrument Number 20010920-0101740 and corrected in Instrument Number 20011220-0140535, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Instrument Number 200102140014161 and re-recorded in Instrument Number 200107020069590 and amended in Instrument Number 200110190114191 and re-recorded in Instrument Number 200112120136927, Register's Office for said County.

Kenneth Sussman joins in this conveyance to convey any and all rights he may have in this property.

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 4323 Smokey Mountain Place, 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), His 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 27th day of May, 2005.

Wanda R. Sussman

Kenneth Sussman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wanda R. Sussman and Kenneth Sussman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of May 2005

My Commission Expires: Aug. 20, 2007

Notary Public

File Number: 250500243

RETURN TO:

Cumberland Title

695 President Place, Suite 202

Smyrna, TN 37167