WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 12:03 2 pgs
Fees:13.00 Taxes:832.50

20050602-0062417

STATE OF TENNESSEE
COUNTY OF DAVIDSON $225,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 30, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennila Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre P Johnson	Andre P Johnson	048-00-0-277.00
(NAME)	(NAME)	
3845 Stevens Lane	3845 Stevens Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andre P Johnson, and wife, Tiffany R Johnson, 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:

Land in Davidson County, Tennessee, being Lot No. 2, Homeland Heights, Section 4, as of record in Plat Book 8250, Page 521, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Southern Sun, Inc., a Tennessee Corporation, by deed from Westport Development Company, executed 03/01/02 and filed for record on 03/07/02 in Instrument No. 20020307-0029044, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3845 Stevens Lane, Nashville, TN 37218

(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 hand this 27th day of May, 2005.

Southern Sun, Inc., a Tennessee Corporation

By: _____
Robert Lee, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Lee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the President of Southern Sun, Inc., a Tennessee Corporation, the within named bargainor, and that Robert Lee, as such -President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert Lee as such President.

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

Tiffany R. Addison

Notary Public

My Commission Expires:_____

