File No. [redacted]261

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/14/05 08:36 2 pgs
Fees:13.00 Taxes:628.63

20050714-0081496

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia J. Christian	SouthStar Funding	172-12-0-A-066.00-CO
(NAME) 933 Fallview Trail	(NAME) 400 Northridge Road, Suite 1000	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Atlanta, Georgia 30350	
(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, WE, Kenneth L. Veca, Jr., and wife, Chris M. Veca, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia J. Christian, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 308 on the Plan of Section Two, Bradford Hills, of record in Plat Book 7900, Page 6, and amended in Book 7900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Veca, Jr., and wife, Chris M. Veca by Warranty Deed from Claridge Builders, Inc., of record in Book 8207, page 538, Register's Office for Davidson County, Tennessee dated September 28, 1990.

Taxes for the year 2005, and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 7900, Page 6, amended in Book 7900, Page 117, Register's Office of said County.

Restrictive Covenants of record in Deed Book 8069, Page 170, Book 8074, Page 269 Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

By-Laws of record in Book 8071, Page 531, said Register's Office.

Charter of record in Book 8071, Page 520, said Register's Office.

Deed for Open Space of record in Book 8154, Page 304, said Register's Office.

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 933 Fallview Trail, Nashville, TN 37211
(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), HER 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), HER 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 30th day of June, 2005.

Kenneth L. Veca, Jr.

Chris M. Veca

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kenneth L. Veca, Jr., and Chris M. Veca, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/30/2005.

Witness my hand at office this 30th day of June, 2005.

Commission expires: 12/15/07

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

File Number: [redacted]2261

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064