Davidson County DEEDWARR
Recvd: 07/29/05 14:41 2 pgs
Fees:13.00 Taxes:399.60

20050729-0089124

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Pamela J. Yates
Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2005.

Notary Public

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

P-SUN-05-0702

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany A. Sherrill	Suntrust Mortgage, Inc.	
702 Flintlock Court	(NAME) 201 Fourth Ave North, 7th Floor	135-16-0B-149.00 CO
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOWARD J. WYNDER, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIFFANY A. SHERRILL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 149 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Howard J. Wynder, an unmarried man, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated August 25, 2003 and filed of record as Inst. No. 20030904-0129036, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 702 Flintlock Court, Nashville, Tennessee 37217
(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), their 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), 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/our hand(s) this 15th day of July, 2005.

Howard J. Wynder by JA as his PoA
Howard J. Wynder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of July, 2005, before me personally appeared **Josh Cook** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Howard J. Wynder**, and who acknowledged that she executed the same as the free act and deed of the said **Howard J. Wynder** by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal.

My commission expires: 12/09/07

Notary Public

