File No. 250802325

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/05 11:19 2 pg:
Fees:13.00 Taxes:580.53

20050929-0117068

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Matejek	SunTrust Mortgage, Inc.	050-03-0-B-150.00co
(NAME) 1405 Cranapple Cove	(NAME) 201 4th Avenue N	
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) Nashville, Tennessee 37219	
(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, Deborah B. Pounds and husband, Roderick C. Pounds, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica Matejek and husband, James Matejek, HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 76, Phase 1C, MULBERRY DOWNS, as shown by plat of record in Plat Book 7900, Page 442, 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 Deborah Bumphus, an unmarried person, by Deed from Phillips Builders, Inc., as executed on 7/29/1994 and filed for record on 8/9/1994 in Deed Book 9432, Page 280, Register's Office of Davidson County, Tennessee. The said Deborah Bumphus and Deborah B. Pounds are one and the same person.

Roderick C. Pounds joins in the execution of this instrument for the purpose of conveying any and all rights, title and interest he may have by reason of his marital status.

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 1405 Cranapple Cove, Nashville, TN 37207
(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 27th day of September, 2005.

Deborah B. Pounds

Deborah B. Pounds

Roderick C. Pounds

Roderick C. Pounds

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Deborah B. Pounds and husband, Roderick C. Pounds the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of September, 2005.

Commission expires: November 22, 2008

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kim Gillespie

Kim Gillespie Notary Public

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RETURN TO:

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