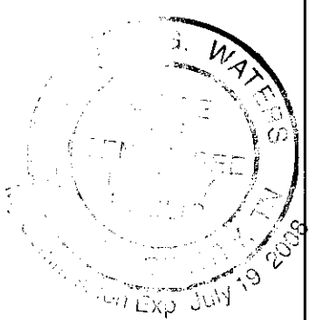
File No. 50634

# WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tracy L. Wells | SouthStar Funding, LLC | 143 02 0B 013.00 |
| (NAME) | (NAME) | |
| 724 Harpeth Trace Drive | 400 Northridge Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Atlanta, GA 30350 | |
| (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, Sherry A. Lewis (formerly known as Sherry A. Lindahl) and husband, Richard Lewis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy L. Wells, an unmarried woman, 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 Unit 13 on the Plan of Treetops at Harpeth Trace, a Planned Unit Development of record in Book 5200, page 775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sherry A. Lindahl and Jane S. Lindahl by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company and Jeffrey Construction Company, dated April 2, 1985, of record in Book 6528, page 882, Register's Office, Davidson County, Tennessee. The said Jane S. Lindahl conveyed her interest to the said Sherry A. Lindahl by quitclaim deed of record in Book 7281, page 965, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417, said Register's Office.

Charter of record in Book 8085, page 576, said Register's Office.

Open space deed of record in Book 6465, page 410, said Register's Office.

Sherry A. Lindahl and Sherry A. Lewis being one and the same person.

Davidson County DEEDWARR
Recvd: 10/28/05 09:38 2 pgs
Fees:13.00 Taxes:987.90
20051028-0130235

Richard Lewis herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ☐

This is improved ☒ property, known as 724 Harpeth Trace Drive, Nashville, TN 37221

(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 26th day of October, 2005.

Sherry A. Lewis

Richard Lewis

File No. 50634
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry A. Lewis and husband, Richard Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2005.

Commission expires:

Notary Public

