WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/06 10:26 2 pgs
Fees:13.00 Taxes:405.15
20060119-0007131

M.A. KOELSCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JUNE 21, 2009

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Cassi K. Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2006.

M.A. Koelsch
Notary Public

MY COMMISSION EXPIRES: June 21, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ursula Saulter	SunTrust Mortgage, Inc.	136-14-190
(NAME)	(NAME)	
1017 Carla Court	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Richmond, VA 23224	
(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, NORRITA L. FRIZZELL K/N/A NORRITA L. KOWALSKI AND EDWARD L. KOWALSKI, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO URSULA SAULTER, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1017 Carla Court, Nashville, TN 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 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 our hands this 17th day of January, 2006.

Norrita L. Frizzell n/k/a Norrita L. Kowalski

Edward L. Kowalski

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named NORRITA L. FRIZZELL K/N/A NORRITA L. KOWALSKI AND EDWARD L. KOWALSKI, HUSBAND AND WIFE, , the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 17th day of January, 2006.

My Commission expires: June 21, 2009

M.A. KOELSCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JUNE 21, 2009

M.A. Koelsch
M.A. Koelsch Notary Public

EXHIBIT A

BEING all of Lot No. 164-A, OF THE ZONE LOT DIVISION OF LOTS NOS. 155 THROUGH 164 OF HARBOR GATE SUBDIVISION, SECTION TWO, according to survey and plat of same appearing of record in Plat Book 6250, page 33 and amended in Plat Book 6900, page 17, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

SUBJECT to restrictive covenants of record in Deed Book 6366, page 494; sanitary sewer easement of record in Deed Book 5300, page 909 and Deed Book 5904, page 79; and all matters of record and as shown in Plat Book 6250, page 33 and amended in Plat Book 6900, page 17, all of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norrita L. Frizzell by Warranty Deed from Kevin R. Dennis dated May 28, 2004 and recorded June 4, 2004 in Instrument Number 20040604-0066300, Register's Office for Davidson County, Tennessee.