RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/06 11:20 2 pgs
Fees:13.00 Taxes:847.30

20060202-0012966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DICKSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn Huizer Large	Provident Funding Associates,	
(NAME) 518 Landon Drive	(NAME) 1101 Kermit Drive, Suite 607	Map 146-15
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37217	Parcel 130.00
(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, I, **SUE H. SELLS**, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **LYNN HUIZER LARGE**, AN UNMARRIED MAN, hereinafter called the Grantee, his 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. 54 on the Map of the Brentwood Hall, Section III, as of record in Plat Book 2133, page 14, said Register's Office, to which reference is hereby made for a more complete description.

Beings the same property conveyed to Sue H. Sells, an unmarried woman, by Warranty Deed dated February 15, 2005, from Paul Peoples Kincheloe, Jr., Trustee of The Paul Peoples Kincheloe, Jr., Revocable Living Trust U/A/D April 30, 2002, of record in Instrument 20050225-0021039, said Register's Office.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 518 Landon Drive, Nashville, TN 37220

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 31st day of January, 2006.

Sue H. Sells

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 Sue H. Sells, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of January, 2006.

Commission expires:

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY, TENN.
Exp. 5/23/06