WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/06 12:00 2 pgs
Fees:13.00 Taxes:419.95

20060329-0035647

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00.

Tess-Marie Melete
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF MARCH, 2006.

Brenda S Lane
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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
Alice D. Sullivan	REGIONS BANK d/b/a REGIONS MTG	
(NAME)	(NAME)	Map 133-02
232 Antioch Pike	DEPT. 2520 P.O.BOX 2153	
(ADDRESS)	(ADDRESS)	Parcel 123.00
Nashville, TN 37211	BIRMINGHAM, AL 35287-2520	
(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, **TESS-MARIE D. MELETE (FORMERLY KNOWN AS TESS-MARIE D. MASSEY)**, UNMARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ALICE D. SULLIVAN**, UNMARRIED, hereinafter called the Grantee, her 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 part of Lot No. 7 on the Plan of Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book I, Page 442, Chancery Court at Nashville, being Lot No. 3 on the unrecorded map of A.C. Roth's Subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, may 3, 1940, as follows:

Beginning at a point 100 feet west of the northwest corner of Antioch Pike and Wingate Avenue; thence with the northerly margin of said Pike westwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 169.3 feet; thence eastwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 170.2 feet to the beginning.

Being the same property conveyed to Kerry D. Massey and wife, Tess-Marie D. Massey by Warranty Deed from Vivian Christine Sanders, dated August 1, 2001, of record in Instrument No. 20010809-0085762, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Tess-Marie D. Massey by Quitclaim Deed from Kerry D. Massey, pursuant to Divorce Decree Docket No. 05-1033DR, Chancery Court for Rutherford County, Tennessee, filed for record in Instrument No. 20060329-0035646, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 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 232 Antioch Pike, Nashville, TN 37211

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, her 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, her 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 27th day of March, 2006.

Tess-Marie Melete

TESS-MARIE D. MELETE

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 Tess-Marie D. Melete, 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 27th day of March, 2006.

Commission expires:

Brenda S Lane

Notary Public

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