WARRANTY DEED

2390
V20x186

Davidson County DEEDWARR
Recvd: 07/12/06 15:53 2 pgs
Fees:13.00 Taxes:798.83

20060712-0084113

Sarah Dreneke
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hope L. Gatlin	SunTrust Mortgage, Inc.	Map 126-15-A/Parcel 101
(NAME)	(NAME)	
7717 Daniel Trace	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Baltimore, MD 21279-0041	
(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,

Joseph C. Dulaney and Theresa A. Dulaney, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hope L. Gatlin, 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:

Being Lot No. 120 on the plan of Section Two, Boone Trace at Biltmore, of record in Book 9700, pages 316 and 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph C. Dulaney and Theresa A. Dulaney, husband and wife, by deed from Fox Ridge Homes, Inc. a/k/a NVR Fox Ridge, Inc., dated February 22, 1999, of record in Book 11370, page 942, said Register's Office.

This conveyance is subject to the following: 2006 taxes, a lien, which are not yet due and payable; All matters appearing on the Plan of record in Plat Book 9700, pages 316 and 317, Restrictive Covenants of record in Book 7265, page 657, Book 9342, page 312, as re-recorded in Book 9735, page 931, Book 10032, page 813, and Book 10306, page 817; Easement of record in Book 8992, page 63 and Book 9665, page 420; and HOA Charter of record in Book 9607, page 534, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7717 Daniel Trace, 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 our hands this 7th day of July, 2006.

Joseph C. Dulaney

Theresa A. Dulaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph C. Dulaney and Theresa A. Dulaney, the within named bargainors, 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 at office, this 7th day of July, 2026.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010