File No. 60800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/12/06 10:27 2 pgs
Fees:13.00 Taxes:1332.00

20061012-0126789

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory D. Rice	Mortgagetree Lending	144-20.01
(NAME) 2055 Timberwood Drive	(NAME) 100 Poplar Avenue	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Modesto, CA 95354	
(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, Joycelyn Sue Willis, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory D. Rice, 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 Lot No.14-A on Green Hills Realty Co.'s Forest Hills Community Subdivision as of record in Book 3600, page 81, Register's Office for said County.

SAID Lot No. 14-A fronts 191.4 feet on the southeasterly margin of Timberwood Drive and runs back between lines, 436 feet on the southwesterly line and 440 feet on the northeasterly line to a line at the rear measuring 196 feet thereon, said Lot containing 2.0 acres more or less.

Being the same property conveyed to Joycelyn Sue Willis, a single person by deed from John Victor Willis, dated March 26th, 1979 and recorded on April 4th, 1979 in Record Book 5415, page 10, Register's Office, Davidson County, Tennessee.

Subject to a(n) fill slope easement of record in Book 3860, Page 581and a(n) Sanitary Sewers and/or Storm Drainage easement of record in Book 7868, Page876, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2055 Timberwood Drive, Nashville, TN 37215
(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 10th day of October, 2006.

Joycelyn Sue Willis

Joycelyn Sue Willis

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STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joycelyn Sue Willis, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 2006.

Commission expires: 2-23-08

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public