WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/10
(AFFIX SEAL)

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Davidson County DEEDWARR
Recvd: 10/12/06 10:44 2 pgs
Fees:13.00 Taxes:536.50

20061012-0126837

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Surine	Jason Surine	150-10-34
(NAME)	(NAME)	
3100 Fieldstone Drive	3100 Fieldstone Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Dennis Clayton Mills and James Clinton Wilder, as joint tenants with rights of survivorship,HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Surine and Michele Surine, 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. 95 on the Plan of Cherry Hills, Section 10-B of record in Plat Book 5210, Page 139, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 95, which is a corner lot, fronts 72.13 feet on the southerly margin of Fieldstone Court and fronts 80.94 feet on the easterly margin of Fieldstone Drive, said frontage being joined by a curve having a length of 35.14 feet, and extends back 115.76 feet on the southeasterly line and 145.28 feet on the easterly line to a dead line, measuring 17.71 feet thereon.

Being the same property conveyed to Dennis Clayton Mills and James Clinton Wilder, as joint tenants with the right of survivorship, by deed of record in Instrument No. 20020607-0069523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3100 Fieldstone Drive, Antioch, TN 37013

(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 5th day of October, 2006.

Dennis Clayton Mills

Dennis Clayton Mills

James Clinton Wilder

James Clinton Wilder

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 Dennis Clayton Mills and James Clinton Wilder 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2006.

Commission expires:

LaTrece McAdoo

Notary Public



Record + return to:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, TN 37067