WARRANTY DEED 10765

STATE OF **TENNESSEE**
COUNTY OF ~~**RUTHERFORD**~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF AUGUST, 2007**

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn H. Lawson	**SunTrust Mortgage, Inc.**	**150-12-0-A-067.00 CO**
(NAME)	(NAME)	
1409 Rugosa Court	**201 Fourth Ave N 7th Floor**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37219**	
(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, **Lee Hope, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn H. Lawson, unmarried**, 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:

*And Wife April Hope

Land in **Davidson** County, Tennessee, being Lot No. **675** on the Plan of **Somerset**, Phase III, a Planned Unit Development of record in Plat Book **6900**, Page **858**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Lee Hope, married** by deed of record in Instrument 20040624-0075154, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Lee Hope by Laura Beth Fikes Pace as her Attorney-In-Fact pursuant to recorded Power of Attorney recorded in Instrument No. 20070821-0100013, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1409 Rugosa Court, 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.

Davidson County DEEDWARR
Recvd: 08/21/07 11:08 2 pgs
Fees:13.00 Taxes:573.50
20070821-0100014

FILE BOX 45

Witness **my/our hand(s)** this **20th day of August, 2007**.

April Hope by Laura Beth Fikes Pace as Attorney-in-Fact

Lee Hope by Laura Beth Fikes Pace as Attorney in fact

Lee Hope by Laura Beth Fikes Pace, as Attorney-in-Fact

State of Tennessee County of Rutherford

On this 20th day of August, 2007 before me personally appeared Laura Beth Fikes Pace, the person who executed the foregoing instrument on behalf of Lee Hope and April Hope, and acknowledged that she executed the same as the free act and deed of the said Lee Hope and April Hope, through Power of Attorney granted Laura Beth Fikes Pace, by the said Lee Hop and April Hope.

Notary Public

Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.