WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 7-25-09

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

BOX 13
13621

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ismail Marzan	Fifth Third Mortgage Company	16104009200
(NAME)	(NAME)	
305 Rich Court	10710 Sikes Place Ste. 350	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Charlotte, NC 28277	
(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, Sun Investments, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ismail Marzan and wife Rangen Noroly, 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. 45 on the Plan of Goodrich Heights, as of record in Book 2663, page 60, Register's Office for said County.

Said Lot fronts 45.94 feet on the south side of Rich Court and runs back 141.2 feet on the west line and 117.5 feet on the east line to a dead line in the rear on which it measures 185 feet.

Being the same property conveyed to Sun Investments, Inc., by deed of record in Instrument No. 20060919-0116112, 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 305 Rich Court, Nashville, TN 37211

(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: 09/13/07 15:56 2 pg:
Fees:13.00 Taxes:543.90

20070913-0110108

Witness my hand this 3rd day of August, 2007.

Sun Investments, Inc.

By: Jack Campbell President
Sun Investments, Inc.

Domingo Mendoza
DOMINGO MENDOZA, SECRETARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON ** AND DOMINGO MENDOZA

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared JACK CAMPBELL ** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself/herself/themselves to be the PRESIDENT * of Sun Investments, Inc. and that he/she/they as such President * executed the forgoing instrument for the purposes therein contained, by signing the name of Sun Investment by himself/herself/themselves as President *.

*/SECRETARY

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2007.

Commission expires:

72509

Heidi Jo Clayton
Notary Public

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Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County