File No. 20070360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Marilyn Bristol
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2007.

Debbie A. Treadway
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Return To: M-1270
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd, Ste B
Murfreesboro, TN 37128

DEBBIE A. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires May 1, 2008

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Sugg	U.S Bank N.A.	182-6A-224
(NAME)	(NAME)	
7916 Rainey Court	1550 American Blvd. East	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Bloomington, MN 55425	
(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, Michael Landis and wife, Rebecca Landis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Sugg, 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:

Land in Davidson County, Tennessee being Lot No. 234 on the plan of Old Hickory Hills, Phase Two, Section Three of record in Instrument No. 20040420-0044507, Certificate of Correction of record in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Landis and wife, Rebecca Landis, by deed from The Craig Company, a Tennessee corporation, dated February 3, 2005 and recorded as Instrument Number 20050222-0019422, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20020116-0006750, Register's Office, Davidson County, Tennessee.

Bylaws of record as Instrument Number 20020116-0006750, Register's Office, Davidson County, Tennessee.

Charter of record as Instrument Number 20020123-0009417, Register's Office, Davidson County, Tennessee.

Easements of record as Instrument Number 20001030-0107214, Instrument Number 20010306-0021333, Instrument Number 20020123-0009339, Instrument Number 20030226-0025749, Record Book 11190, page 65 and Record Book 6013, page 187, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7916 Rainey Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 11/16/07 10:01 2 pgs
Fees:13.00 Taxes:682.65

20071116-0134436

File No. 20070360

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 9th day of November, 2007.

Michael Landis

Rebecca Landis

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 Michael Landis and wife, Rebecca Landis, the bargainor(s), 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 this 9th day of November, 2007.

Commission expires:

DEBBIE A. MEADOWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

Notary Public