BOX 10-A

WARRANTY DEED

RETURN TO:
PREMI[illegible], LLC
4301 B[illegible]ROAD, STE 300
NASH[illegible]37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Tonya Cherry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2008.

Christine Kind
Notary Public

MY COMMISSION EXPIRES: Exp. 8/9/09
(AFFIX SEAL)

CHRISTINE KIND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn M. Parrott	Suntrust Mortgage, Inc.	082-05-0-080.00
(NAME)	(NAME)	
1720 B 4th Avenue North	401 Commerce St., Ste. 5400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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, Sandra DiDonato, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Autumn M. Parrott, 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 the Northerly 44 feet of the Southerly 45.5 feet of Lot No. 27, D.T. McGavock's plan of 98 lots, also called D.T. McGavock's 2nd Addition, as of record in Book 21, Page 7, register's office for said County.

Being the same property conveyed to Sandra DiDonato, by Warranty Deed dated April 16, 2004 from Cherry Tree Properties, Inc. of record in Instrument No. 20040504-0050427, 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 1720 B 4th Avenue North, Nashville, TN 37208
(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: 04/01/08 12:31 2 pgs
Fees:13.00 Taxes:703.00

20080401-0032525

Witness my hand this 28th day of March, 2008.

Sandra DiDonato

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra DiDonato, 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 at Franklin, Tennessee this 28th day of March, 2008.

Commission expires: November 14, 2009

Notary Public

Tabbine N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC