WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Andrea R. Ali	Suntrust Mortgage, Inc.	149-2B-4
(NAME)	(NAME)	
1300 Cadogan Way	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 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, Marie D. Sims-Carliss, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea R. Ali married,, 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. 59 on the Plan of Piccadilly Square, Phase II, as shown of record in Plat Book 6250, Pages 92, 93, and 94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marie D. Sims-Carliss, unmarried, by deed of record in Book 8574, Page 59, Register's Office for Davidson County, Tennessee. Alonzo D. Carliss having since died.

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

unimproved ☐

This is improved ☒ property, known as 1300 Cadogan Way, 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: 06/20/08 09:48 2 pg
Fees:13.00 Taxes:499.13
20080620-0063554

Witness my hand this 13th day of June, 2008.

Marie D. Sims-Carliss

Marie D. Sims-Carliss

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 Marie D. Sims-Carliss 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2008.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES: 02-24-2008
RUTHERFORD COUNTY

Notary Public

JUN. 13. 2008 8:56AM ADVANTAGE TITLE 615-777-2015 NO. 8308 P. 18