WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-23-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Bishop	Rick Bishop	04216002600
(NAME) 311 Old Hickory Blvd	544 Nashville Hwy (NAME) PMB 332 ~~311 Old Hickory Blvd~~	
(ADDRESS) Madison, TN	(ADDRESS) Gallatin ~~Madison, TN 37115~~ TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081096

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Tennessee Equity Holdings,** Inc hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rick Bishop*,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*married

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Easterly 70 feet of Lot No. 3 on the map of Finnland Heights, Part Two, of record in Book 1424, page 7, Register's Office for said County, to which reference is made for a more complete description.

EXCLUSION:
INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is the following described tract:

BEING part of the Easterly 70 feet of Lot 3, of Finnland Heights, Part Two, of record in Book 1424, page 7, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the South margin of Old Hickory Boulevard, said point being the Northwest corner of this property; thence along the said South margin South 88° 52' East 75 feet to a point; thence South 3° 03' West 27.5 feet to a point; thence North 87° 48' West 75.0 feet to a point; thence North 3° 03' East 26.1 feet to the point of beginning.

BEING all of the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Robert M. Wilson, Jr., Successor Trustee, dated September 28, 2007 and filed of record in Instrument 20080116-0004969, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Tennessee Equity Holdings, Inc by ~~Warranty~~ Cash Deed from the Secretary of Housing and Urban Development** of record in Book ////// page ////// Register's Office for Davidson County **executed 6/9/08 and filed of record in Instrument 20080612-0060624

unimproved ☐ This is improved ☒ Tennessee property, known as 311 Old Hickory Blvd, Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend ~~the title to the said land~~ to the said GRANTEE, ~~his/her~~ heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 06/20/08 13:14 2 pgs
Fees:13.00 Taxes:259.00

20080620-0063696

Witness my hand this 9th day of June, 2008.

Tennessee Equity Holdings

By: _____
Tennessee Equity Holdings

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Tennessee Equity Holdings, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Tennessee Equity Holdings executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2008.

Commission expires: 5-23-2011

Deborah L. Baxter
Notary Public

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Stephen Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of Tennessee Equity Holdings, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president.

Witness my hand and offical seal this 9th day of June, 2008.

My commission expires: 5-23-2011

Deborah L. Baxter
Notary Public

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.