Davidson County DEEDWARR
Recvd: 06/25/08 09:46 2 pgs
Fees:13.00 Taxes:591.63

20080625-0065255

WARRANTY DEED

File #08040962

Rutherford County Vanessa E Allen STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Curtis Hinton, unmarried	Suntrust Mortgage, Inc.	082-11-0-014.00
(NAME)	(NAME)	
209 Truetland Avenue	1001 Semmes Ave. Mail Code Mtg 1833	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Richmond, VA 23224	
(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, I/WE, Breton Davis, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Curtis Hinton, 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 easterly 30 feet of Lot No. 70, and the westerly 10 feet of Lot 71 on the plan of Bryan's Addition, as the same appears of record in Book 21, Page 63, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Ladonya Robertson, unmarried from Madlene Y. Syes, unmarried by deed, dated 05/04/06, of record in Instrument No. 20060515-0056467, and being further conveyed to James Roberts, married from Shapiro & Kirsch, LLP by deed, dated 10/16/07, of record in Instrument No. 20071029-0127177, and further conveyed to Breton Davis, unmarried by deed from James Roberts, married, dated 10/31/07, of record in Instrument No. 20071101-0129045, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 21, Page 63, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 209 Truetland Avenue, Nashville,TN,37207

(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.

Witness our hands this 20th day of June, 2008.

Breton Davis

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Breton Davis, unmarried with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 20th day of June, 2008.

Commission expires: 1-18-2010

Notary Public

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130