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Davidson County DEEDWARR
Recvd: 07/02/08 08:37 2 pgs
Fees:13.00 Taxes:330.78

20080702-0068116

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$89,400.00**

Geri L. Portwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geri L. Portwood	**Suntrust Mortgage, Inc.**	**150-10-105**
(NAME)	(NAME)	
3271 Luann Drive	**401 Commerce Street, Suite 6100**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 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, **Sarah Evans**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geri L. Portwood**, 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:

Being Lot No. 26A on the plan of the Zone Lot Division of Lots 21 thru 30 Cherry Hills, Section12 of record in Book 6250, Page 466, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dorothy Ann Clark, unmarried, by deed from Douglas Allen Geoff and wife, Gayle R. Goff, dated May 25, 1995, of record in Book 9681, Page 849, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Evans by deed from Dorothy Ann Clark (now Morgan) and husband, Tim Morgan of record in Instrument No. 20080312 -0024674, dated March 10, 2008 and recorded March 12, 2008, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3271 Luann Drive, 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.

Witness my hand this **30th day of June, 2008**.

Sarah Evans

Sarah Evans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Sarah Evans** with whom I am personally acquainted, and who, upon oath, acknowledged herself to b e the person who executed the fore going instrument for the purpose there in contained, and that she executed the same as her act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public