File No. 290300805

WARRANTY DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather L. Adams	MAGNA BANK	064-12-0-001.00
(NAME)	(NAME)	
4740 Cascade Drive	PO BOX 17257	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	MEMPHIS TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bobbie Sullins and Erika Theiss as tenants in common with rights of survivorship, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Heather L. Adams, unmarried Lee Anderson, unmarried,as tenants in common with rights of survivorship, hereinafter called the grantee(s), 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. 271 on the Plan of Section Four Sherwood Forest, as of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bobbie Sullins by Warranty Deed from Charles W. Bearden and wife, Carolyn E. Bearden of record in Instrument 20060303-0025214 on March 1, 2006 and filed for record on March 3, 2006, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Bobbie Sullins and Erika Theiss as joint tenants with rights of survivorship by Quitclaim Deed from Bobbie Theiss of record in Instrument No. 20090326-0027437, Register's Office for said County.

All matters as set forth per Plat Book 4460, Page 182-183, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4704, Page 448, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090022482 DEEDWARR
Recvd: 04/03/09 16:11 2 pgs
Fees:13.00 Taxes:554.63
20090403-0030771

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4740 Cascade Drive, Old Hickory, TN 37138
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 27th day of March, 2009.

Bobbie Sullins

Erika Theiss

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bobbie Sullins and Erika Theiss the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of March, 2009.

Commission expires: 5/14/2011

Notary Public

File Number: 290300805

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.