3:34
(1)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100037126 DEEDWARR
Recvd: 06/18/10 09:54 2 pgs
Fees:13.00 Taxes:721.50
20100618-0047495

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013. 8/20/2013
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua J. Sudbury | New Owner | 133-14-0-020.00 |
| (NAME) | (NAME) | |
| 506 Elaine Drive | " | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | " | |
| (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, James Bakken and Virginia Bakken, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua J. Sudbury and Chelsea B. Sudbury, husband and wife, 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:

Lot No. 71, on The Plan of ABBAY HALL, SECTION 1, as shown of record in Book 2331, Page 18, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular, as description of said lot.

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

Being the same property conveyed to James Bakken and Virginia Bakken, husband and wife, by Warranty Deed dated September 22, 2003 from Susan S. Forbis formerly known as Susan R. Seal joined by her husband George Forbis of record in Instrument No. 20030930-0144118, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 506 Elaine Drive, Nashville, TN 37211
(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.

Ret. Smith Sholar Gallatin

Witness our hands this 7th day of June, 2010.

James Bakken

Virginia Bakken

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Bakken and Virginia Bakken, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of June, 2010.

Commission expires: May 6, 2013

Tabitha N. Calhoun Notary Public

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013