WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2015~~ May 5, 2015

(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
Henry Joshua Tittle	SunTrust Mortgage Inc.	
(NAME)	(NAME)	
1402 Berry Street	1001 Semmes Ave	05303009600
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110847

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, **we, Host Investments, a Tennessee General Partnership**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Henry Joshua Tittle**, unmarried 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. :

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

BEING Lot No. 163 on Section "C" on the Plan of E.I. Dupont de Nemours and Company's Subdivision, as of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 163 fronts 57 feet on the Westerly side of Berry Street and runs back between parallel lines 67.3 feet to a dead line in the rear on which it measures 57 feet thereon.

BEING all of the same property conveyed to Host Investments, a Tennessee General Partnership consisting of Kenneth R. Holland and Scott A. Stone by Quitclaim Deed from Mary Elizabeth Ellison and husband, Lloyd Wayne Ellison, dated November 4, 1993 and filed of record in Book 9152, Page 804, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1402 Berry Street, 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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Witness our hands this 24th day of August, 2011.

Host Investments, a Tennessee General Partnership

By: Scott Stone
Scott Stone, Partner

By:
Cynthia Holland, Partner

Cynthia Holland, Individually

BILL GARRETT, Davidson County
Trans: T20110052492 DEEDWARR
Recvd: 08/25/11 12:58 2 pgs
Fees: 13.00 Taxes: 240.50

20110825-0065852

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 24th day of August, 2011.

Commission expires: April 23, 2013

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers Notary Public

State of Tennessee
County of Sumner

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Scott Stone and Cynthia Holland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners (or other officer authorized to execute the instrument) of Host Investments, a Tennessee General Partnership, the within named bargainor, a partnership, and that as such partners, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Host Investments, a Tennessee General Partnership, as partners.

Witness my hand and official seal this 24th day of August, 2011.

My Commission Expires: April 23, 2013

MELISSA D ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers Notary Public