BILL GARRETT, Davidson County
Trans:T20140031445 DEEDWARR
Recvd: 05/07/14 09:57 3 pgs
Fees:18.00 Taxes:440.86
20140507-0038810

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,150.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of May, 2014.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20140045

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rhonda G. Paul and Ronald R. Paul	Suntrust Mortgage, Inc.	085.15-0-002.00
223 Walcott Drive	1001 Semmes Avenue, RVW-5093	
Nashville, TN 37214	Richmond, VA 23224	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Henry S. Fyke, Sally W. Fyke, Julie Ann Fyke Agee, Sally Elizabeth Fyke Henshaw, Stewart Anthony Fyke, Christopher Edward Fyke, Scott Alan Fyke and Karen Marie Fyke Rogers, wife and heirs to Henry C. Fyke (now deceased), for his sole and seperate estate**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rhonda G. Paul and Ronald R. Paul, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being lot 36 on the plan of Stanford Country Club Estates as of record in Book 2900, page 50 Register's Office for Davidson County, Tennessee.

Said Lot 36 begins at a point in the westerly margin of Jenry Drive at the corner of lots 36 and 37: thence with the line between said lots, northwesterly 142.73 ft to the line of lot #35: thence with the line between said lots 35 &36 southwesterly 122.52 ft to the northerly margin of Walcott Drive: thence with the margin of said drive southeasterly 92 ft to the beginning of a curve; thence around said curve easterly 40.38 ft to the westerly margin of Jenry Drive; thence with the margin of said drive, northeasterly 118.61 ft to the point of beginning.

Being the same property conveyed to Henry C. Fyke (now deceased), for his sole and separate estate from Sally W. Fyke by Quitclaim Deed dated November 25, 1994 and recorded November 5, 1996 in Book 10250, page 677, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 223 Walcott Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 hand(s) this 5th day of May, 2014

Henry S. Fyke

Sally W. Fyke by Henry S. Fyke, her Attorney-In-Fact

Julie Ann Fyke Agee by Henry S. Fyke her attorney in fact

Sally Elizabeth Fyke Henshaw by Henry S. Fyke her attorney in fact

Stewart Anthony Fyke by Henry S. Fyke his attorney in fact

Christopher Edward Fyke by Henry S. Fyke his attorney in fact

Scott Alan Fyke by Henry S. Fyke his attorney in fact

Karen Marie Fyke Rogers by Henry S. Fyke her attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Henry S. Fyke , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee this 5th day of May, 2014.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On this 5th day of April. 2014, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Henry S. Fyke, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Sally W. Fyke, Julie Ann Fyke Agee, Sally Elizabeth Fyke Henshaw, Stewart Anthony Fyke, Christopher Edward Fyke, Scott Alan Fyke, and Karen Marie Fyke Rogers, and as such Attorney in Fact for Sally W. Fyke, Julie Ann Fyke Agee, Sally Elizabeth Fyke Henshaw, Stewart Anthony Fyke, Christopher Edward Fyke, Scott Alan Fyke, and Karen Marie Fyke Rogers, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Sally W. Fyke, Julie Ann Fyke Agee, Sally Elizabeth Fyke Henshaw, Stewart Anthony Fyke, Christopher Edward Fyke, Scott Alan Fyke, and Karen Marie Fyke Rogers, and is authorized by Sally W. Fyke, Julie Ann Fyke Agee, Sally Elizabeth Fyke Henshaw, Stewart Anthony Fyke, Christopher Edward Fyke, Scott Alan Fyke, and Karen Marie Fyke Rogers to execute this instrument on behalf of Sally W. Fyke, Julie Ann Fyke Agee, Sally Elizabeth Fyke Henshaw, Stewart Anthony Fyke, Christopher Edward Fyke, Scott Alan Fyke, and Karen Marie Fyke Rogers.

Witness my hand and official seal at Williamson, Tennessee this 5th day of May, 2014

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY