FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,900.00

Shawn Kelley
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March 20 01

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/29/01 14:11 2pgs
Fees:11.00 Taxes:632.33

20010329-0030405

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian P. Laden	ERA Mortgage	MAP 86-4-0-A
(NAME)	(NAME)	
304 Oakcrest Court	3000 Leadenhall Road	PARCEL 16 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Laurel, NJ 08054	
(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, Orville J. Ellwanger and Mavis Imogene Ellwanger, Trustees, Orville and Mavis Ellwanger Trust dated January 4, 2000

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian P. Laden and wife, Nancy B. Laden

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. 65, on the Plan of Phase 1-B, Oakcrest Subdivision, of record in Plat Book 6900, Page 385, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Orville J. Ellwanger and Mavis Imogene Ellwanger, Trustees, Orville and Mavis Ellwanger Trust dated January 4, 2000, by deed from Orville James Ellwanger and wife, Imogene Mavis Ellwanger, and Sandra J. Ellwanger, unmarried, of record in Instrument 200005150048447, Register's Office for said County. See prior deed of record in Book 7864, Page 769, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7308, Page 874; Book 8277, Page 830, said Register's Office.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 385, said Register's Office; and (3) Sewer Easement Easement of record in Book 7233, Page 802, said Register's Office.

unimproved ( )
This is improved (X) property, known as 304 Oakcrest Court, Hermitage, TN 37076
(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 our hand s this 26th day of March, 20 01

Orville J. Ellwanger
Orville J. Ellwanger

Mavis Imogene Ellwanger
Mavis Imogene Ellwanger

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5907

State of California

County of Stanislaus

On March 26, 2001 (DATE) before me, Sandy J. Woods, Notary Public, (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Orville J. Ellwanger and Mavis Imogene Ellwanger, Trustees, Orville and Mavis Ellwanger Trust dated Jun' 9, 2000 (NAME(S) OF SIGNER(S))

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MGC-1 SANDY J. WOODS COMM. # 1267949 NOTARY PUBLIC-CALIFORNIA STANISLAUS COUNTY COMM. EXP. JUNE 19, 2004 MGC-1

WITNESS my hand and official seal.

Sandy J. Woods
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

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