Box 13

# WARRANTY DEED

($119,900)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2001

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/05/01 12:04 2pgs
Fees:11.00 Taxes:443.63

20010605-0058208

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cheryl A. McCord | Bank of America | 136-14-88 |
| (NAME) | (NAME) | |
| 112 Bluewater Circle | 6200 Gateway | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Cypress, CA 90630-6013 | |
| (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, David H. Eblen and wife, Alice B. Eblen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl A. McCord, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 95, on the Plan of Section One, Castlegate Subdivision, of record in Book 4660, page 115, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David H. Eblen and wife, Alice B. Eblen by deed of record in Book 5186, page 28, said Register's Office.

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

This instrument is executed on behalf of David H. Eblen and Alice B. Eblen by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney recorded as Instrument No. 20010605-0058207, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 112 Bluewater Circle, Nashville, TN 37217
(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 my/our hand(s) this 15th day of May, 2001.

David H. Eblen by Carolyn Adcock, Attorney-in-Fact

Alice B. Eblen by Carolyn Adcock, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of May, 2001, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of David H. Eblen and Alice B. Eblen and who acknowledged that she executed the same as the free act and deed of the said David H. Eblen and Alice B. Eblen, through Power of Attorney granted to her by the said David H. Eblen and Alice B. Eblen.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2001.

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: May 26, 2002

Notary Public