WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 9-17-05

(AFFIX SEAL)

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 9/17/2005

Davidson County DEEDWARR
Recvd: 05/01/02 11:18 2pgs
Fees:13.00 Taxes:567.95

20020501-0053473

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey L. Woodsen	Countrywide Home Loans, Inc.	Map 086
(NAME)	(NAME)	
2333 Willesden Green Court	1520 Memorial Boulevard, Suite 104	Group 08-0-A
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	Parcel 58
(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,

Josephine C. Elks, unmarried ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stacey L. Woodsen and Carolyn E. Scanlan ,

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. 445 on the Plan of Camden Woods, Phase III-A, as of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Josephine C. Elks, unmarried by deed from Phillips Builders, Inc. of record in Deed Book 9260, page 953, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7620, page 561, and Book 7657, Page 580, and Book 9231, Page 737, and Book 9036; Page 329, and Book 7675, Page 926, Book 8241. Page 194, Register's Office for said County.

By-Laws of record in Book 7620, Page 583, and Book 7661, Page 32, Register's Office for said County.

Quit Claim Deed to Homeowner's Association of record in Book 7783, Page 585, Register's Office for said County.

Charter for Homeowner's Association of record in Book 7661, Page 32, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 2333 Willesden Green 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 my/our hand(s) this 26th day of April, 2002.

Josephine C. Elks

Josephine C. Elks

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Josephine C. Elks, unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/26/2002

My Commission Expires: 5-28-2003

Notary Public

CINDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2203298
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122