Register Return to:
and Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

23-1-864

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/03 11:25 2pgs
Fees:13.00 Taxes:999.00

20030903-0127556

HOLLY NEWMAN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derron Sluser	Franklin American Mortgage Company	171-03-A-41.00
(NAME) 5008 Fredericksburg Way East	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin Tennessee 37067	
(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, Mitchell S. Elliott , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derron Sluser and Wife, Susan Sluser , 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, TN being Lot No. 151 on the Plan of Section 1A Fredericksburg, of record in Book 7900, Page 509; amended in Book 7900, Page 529, Register's Office for Said County, to which plan reference is hereby made for a more complete description.

unimproved ☐

This is improved ☒ property, known as 5008 Fredericksburg Way East, Brentwood, TN 37027

(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.

Mitchell S. Elliott

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 Mitchell S. Elliott ~~and wife, Rheba L. Elliot~~ the bargainor's, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of August, 2003

My Commission Expires:_____

Notary Public

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

Previously Being the same property conveyed to Mitchell S. Elliott and Wife, Rheba L. Elliot by deed from Radnor Homes, Inc. of record in Deed Book 9158, page 250, Register's Office for said County.

Also being the same property conveyed to Mitchell Elliott by Quit Claim Deed from Rheba L. Elliott, executed on _____, 20_____ and filed for record on _____, 20_____, In Book ~~X~~, Page_____, Register's office for said County.

Subject to 2003 Taxes which have been prorated between the parties.

* 20030903-0127555

CHAD ANTHONY WILSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 08/22/2005

File Number23080322
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027