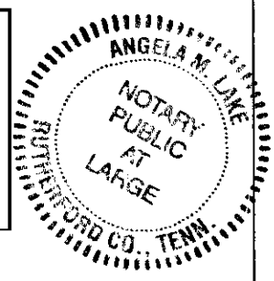
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/04 13:24 2 pgs
Fees:13.00 Taxes:222.00

20040428-0048207



STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH **DAY OF APRIL, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Scherer	**SunTrust Mortgage, Inc.**	**108-8 197**
(NAME)	(NAME)	
3136 Eastlake Drive	**201 Fourth Avenue North , 7th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37219**	
(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, **Monica Wilson-McNeeley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen L. Scherer, a single woman**, 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 part of Lot No. **23** on the Plan of Zone lot Division, lots 22 thru 28 & 68 thru 73, **East Lake Subdivision**, of record in Plat Book **5800**, Page **151**, and amended in Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, and further to described as follow:
Beginning at a point on the easterly margin of East Lake Drive, Also being the southwest corner of this parcel; thence with said margin North 06 degrees 53 minutes 05 seconds west 35.00 feet to a point: thence east with a radial line from East Lake Drive 171.34 feet to a point; thence south 01 degrees 44 minutes 46 seconds west 35.40 feet to a point, said line also being the rear line; thence west with a radial line from East Lake Drive 166.02 feet to the point of beginning; also being known as parcel 197 on property Map 108 8.

Being the same property conveyed to Monica Wilson, unmarried by deed of record in Book 5800, Page 151, Register's Office for **Davidson** County, Tennessee. a/k/a Monica Wilson-McNeely

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easem ents of record.

unimproved ☐

This is improved ☒ property, known as **3136 Eastlake Drive, Nashville, TN 37214**

(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 **27th day of April, 2004**.

Monica Wilson McNeeley

Monica Wilson-McNeeley

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 Monica Wilson-McNeely the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of April, 2004.

Commission expires: 01/25/06

Angela M Lake

Notary Public

