Davidson County DEEDWARR
Recvd: 05/19/04 10:39 2pgs
Fees:13.00 Taxes:484.35

20040519-0058775

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jennifer L. Elder	Pulte Mortgage, LLC	147-15
5048 Cherrywood Drive	7475 South Joliet Street	GROUP
Nashville, Tennessee 37211	Englewood, CO 80112	PARCEL 177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand Five Hundred Dollars and Zero Cents ($125,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary Lucy Dyce, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jennifer L. Elder, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 6 on the Map of Whispering Hills, Section IV, of record in Book 2900, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John Michael Dyce and Melonee D. Catsvail (correctly spelled "Oatsvall") by Quitclaim Deed from John B. Dyce, Jr. and wife, Mary Lucy Dyce of record in Book 9150, page 885, Registers' Office for Davidson County, Tennessee; the said John B. Dyce, Jr. and wife, Mary Lucy Dyce having retained a life estate in subject property for and during their natural lives; the said John B. Dyce, Jr. having since died on August 28, 1997; the said John Michael Dyce and Melonee D. Catsvail ("Oatsvall") having since conveyed their interests in subject property to Mary Lucy Dyce by Quitclaim Deeds from John Michael Dyce and wife, Marsha P. Dyce of record as Instrument No. 20030108-0003342 and from Melonee D. Oatsvall and husband, James Oatsvall, Jr. of record as Instrument No. 20021216-0154246 in said Register's Office. Melonee D. "Catsvail" and Melonee D. "Oatsvall" being one and the same person.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 5048 Cherrywood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 14th day of May, 2004.

Mary Lucy Dyce

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Mary Lucy Dyce, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

