WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Rebecca L Anderson

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/26/04 14:08 2pgs
Fees:13.00 Taxes:444.00
20040526-0061905

YVETTE LYNN MELSON NOTARY PUBLIC AT LARGE WILLIAMSON TENN

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Anderson	SouthStar Funding	Map 161-2 Parcel 38
(NAME)	(NAME)	
490 Ellenwood Drive	400 Northridge Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30350	
(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, Stephanie S. Irvin, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca L. Anderson, single person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being **Lot No. 70** on the Plan of McMurrary Hills Subdivision, as of record in Plat Book 3700, page 5, 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 Stephanie S. Irvin, a single woman, by deed from Lora M. Blankenship, a single woman of record in Deed Book 11486, page 79, **dated May 6, 1999,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 2004 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable; (2) Subject to matters as shown on the Plan of McMurray Hills, of record in Plat Book 3700, page 5, Register's Office for Davidson County, Tennessee; (3) Restrictive covenants of record in Book 3882, page 846, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 490 Ellenwood Dr., Nashville, TN 37221

(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 hand this 18th day of May, 2004.

Stephanie S. Irvin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Stephanie S. Irvin, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 18th day of May, 2004.

Commission expires: 6-16-04

Notary Public

YVETTELYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN