WARRANTY DEED

STATE OF TN
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-23-08

(AFFIX SEAL)

MARY ANNE MARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 10/21/04 12:50 2pgs
Fees:13.00 Taxes:558.70

20041021-0126806

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Elkins	Greenpoint Mortgage Funding, Inc.	
(NAME)	(NAME)	
117 Braxton Lane West	5032 Parkway Plaza Blvd. Ste100	25-12-42
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Charlotte, NC 28217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041778

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Ann A. Eaden and husband** Glenn Eaden, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James R. Elkins and wife, Janie Elkins**, 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. 47, on the Plan of Clark Place, Section IV, of record in Plat Book 2331, Page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Property commonly known as: 702 Cerro Vista Drive, Goodlettsville, TN 37072

BEING all of the same property conveyed to Ann A. Eaden, a married person by Warranty Deed from Donald R. Dunning, Executor, executed 5/4/92 of record in Book 8618, Page 144, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 702 Cerro Vista Drive, Goodlettsville, TN 37072

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 myself, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness my hand this 30th day of September, 2004.

Ann A. Eaden

Ann A. Eaden

Glenn Eaden

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann A. Eaden and Glenn Eaden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2004.

Commission expires: 2-23-08

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

Notary Public

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