PLEASE RETURN TO: CASTLEMAN TITLE & ESCROW, LLC
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 09-22-07

(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/02/04 10:44 2pgs
Fees:13.00 Taxes:362.60
20041202-0143535

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochelle Renee Charleston	Realty Mortgage Corporation	Map 37
(NAME) 1521 Fall Drive	(NAME) 215 Katherine Drive	Group 09-0
(ADDRESS) Nashville, TN 37207	(ADDRESS) Flowood, Mississippi 39232	Parcel 019
(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,

Emily Bullock and Keith R. Emmons, Husband and Wife ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rochelle Renee Charleston, unmarried ,

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:

Being Lot No. 145 on the Plan of TIMBERTRAIL, Section 2, as of record in Plat Book 5200, Page 333, 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 Emily Bullock by deed from PHILIP C. MOSS AND WIFE, TAMMY L. MOSS of record in INSTRUMENT NUMBER 200006300065167 AND FILED FOR RECORD ON JUNE 30, 2000, Register's Office for said County.

The said Emily Bullock is joined in this conveyance by her Husband Keith R. Emmons in order to waive any and all right, interest and title he may have in said property.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5740, page 74, and Book 5915, Page 111, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1521 Fall Drive, Nashville, TN 37207

(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 23rd day of November, 2004.

Kristy Jones
as to both

Emily Bullock
Emily Bullock

Keith R. Emmons
Keith R. Emmons

STATE of Pennsylvania
COUNTY of Chester

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Emily Bullock and Keith R. Emmons 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 24 11/23/2004

My Commission Expires: 6-16-05

Kristy Lynne Jones
Notary Public

NOTARIAL SEAL
KRISTY LYNNE JONES, NOTARY PUBLIC
WEST CALN TWP., COUNTY OF CHESTER
MY COMMISSION EXPIRES JUNE 16, 2005

File Number2409344

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122