WARRANTY DEED

Return to:
Hallmark Title Company
1000 Northchase Drive, Suite 1
Goodlettsville, TN 37072

DEBORAH A. RAND NOTARY PUBLIC AT LARGE My Commission Expires Jan 28, 2006 DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-28-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Signs	Primary Residential Mortgage	63-16C-005.00
(NAME) 5009 Southfork Blvd.	(NAME) 4750 W. Wiley Post Way, #200	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Salt Lake City, UT 84116	
(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, The Eli Corp., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Signs and wife, Starr E. Signs, 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 Unit No. 5 on the Plan of Hermitage Springs Townhomes, Section One, of record in Instrument No. 20010801-0081514, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to The Eli Corporation, a Tennessee Corporation, by Warranty Deed dated February 14, 2003, from Jo-Mac Properties, LLC, of record in Instrument No. 20030218-0020804, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 5009 Southfork Boulevard Unit 5, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 01/03/05 08:32 2 pgs
Fees:13.00 Taxes:610.13
20050103-0000057

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 23rd day of December, 2004.

The Eli Corp., a Tennessee Corporation

By: Randy Gordon, Director

By: Susan Gordon, Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Randy Gordon and Susan Gordon with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Directors of The Eli Corp, a Tennessee corporation and that he/she/they as such/of The Eli Corp., a Tennessee corporation executed the foregoing instrument for the purposes therein contained. Directors

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

