File No. 250301749

WARRANTY DEED

JULIA A. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/04/05 10:02 2 pg
Fees:13.00 Taxes:290.45

20050404-0036049

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Carver	America's Wholesale Lender	Map 108-08-O-C
(NAME) 1305 E. Quail Court	(NAME) P.O. Box 10215	Parcel 005.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Van Nuys, CA 91410-0215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, we, **James Scott Eddins and wife, Cassandra M. Eddins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Carver, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, his 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 all of Lot No. 72, on the Plan of Condominium Site Plan, Lots 70, 71, 72, 73, 74, 75, 76, Section Two (sometimes referred to as Phase III), Quail Valley, as shown by plat appearing of record in Plat Book 5200, Page 417, revising Plat Book 5200, Page 383, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James Scott Eddins and wife, Cassandra M. Eddins by Warranty Deed dated April 9, 1998 of record in Record Book 10889, Page 1, Register's Office for Davidson County, Tennessee.

Declaration Covenants, Conditions and Restrictions of record in Book 5851, Page 784 and in Book 5857, Page 372; additional Restrictive Covenants of record in 5753, Page 562, as re-recorded in Book 6003, Page 212 and in Book 5955, Page 703; Charter of record in Book 6371, Page 105 and in Book 7872, Page 35; Quitclaim Deed to Homeowners' Association for common area of record in Book 5937, Page 477, as re-recorded in Book 6002, Page 547; Master Deed of record in Book 5884, Page 534 and in Book 6081, Page 130 which supercedes and amends Master Deed in Book 5851, Page 779, Book 5857, Page 371, Book 5857, Page 502 and in Book 5869, Page 814; By-Laws of record in Book 5851, Page 793 and in Book 5857, Page 373; Sanitary Sewer Easement of record in Book 5655, Page 245; all matters shown on plat of record in Plat Book 5200, Page 417, revising Plat Book 5200, Page 383, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1305 Quail Court East, Nashville, TN 37214
(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 heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 31st day of March, 2005.

James Scott Eddins

Cassandra M. Eddins

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Scott Eddins and Cassandra M. Eddins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 31st day of March 2005.

Notary Public
My Commission Expires:

(seal)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

File Number: 250301749

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076