WARRANTY DEED

462.50
13.00
475.50

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Whitaker	America's Wholesale Lender	75-08-0/107.00
(NAME)	(NAME)	
623 Frankfort Drive	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Plano, TX 75024	
(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, **Mark Elder and wife, Julianne Elder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Whitaker, 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:

Land in Davidson County, Tennessee being Lot No. 464 on the plan of Tulip Grove subdivision of record in Plat Book 4660, page 56 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mark A. Elder and wife, Julianne Elder from Julian C. Bomar and wife, Rosemary P. Bomar by Deed dated March 3rd, 1998 and filed for record in Book 10834, page 485 Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 4750, page 845 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 4660, page 56 Register's Office of Davidson County, Tennessee.
The 2005 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 623 Frankfort Dr., Hermitage, TN 37076

(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 our hands this 31st day of March, 2005.

Mark A. Elder

Julianne Elder

Davidson County DEEDWARR
Recvd: 04/08/05 08:33 2 pgs
Fees:13.00 Taxes:462.50

20050408-0038596

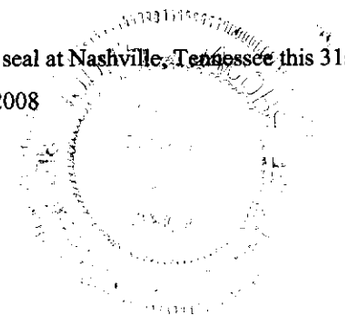
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Mark Elder and Julianne Elder the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires: March 15, 2008



Judith C. Jacobs Notary Public