Davidson County DEEDWARR
Recvd: 04/12/05 08:38 2 pgs
Fees:13.00 Taxes:519.85

20050412-0040081

File No. 250301303

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Michael D. Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

RUTHERFORD COUNTY, TN KAREN T. TRUSTY NOTARY PUBLIC AT LARGE

Return to:
Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027

B-4455

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 First Avenue South,, Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Elliott	NBank, N.A.	151-01-A-105.00
(NAME)	(NAME)	
3304 Milbridge Drive	3635 North I-10 Service Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Metairie, LA 70002	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Diane J. Bradshaw, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Dan Elliott and wife, Stephanie Elliott~~ *Michael D. Elliott and wife, Stephanie Elliott HEREINAFTER CALLED THE GRANTEE(S), WE HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *Michael D. Elliott and wife, Stephanie Elliott

Land in Davidson County, Tennessee, being all of Lot No. 105, on the Plan of Chatham Pointe, as shown by plat appearing of record in Plat Book 6900, Pages 444-447, 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 Diane J. Bradshaw, unmarried by Warranty Deed dated November 30, 1994 of record in Book 9535, Page 376, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, amended in Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381; By-Laws of record in Book 8679, Page 446; Charter of Chatham Pointe Homeowners' Association of record in Book 7597, Page 977; Deed to Homeowners' Association for common area of record in Book 7683, Page 718, Flowage and Roadway Easement of record in Book 3891, Page 476; Sewer Easement of record in Book 7748, Page 440, Book 7748, Page 444 and Book 7748, Page 493; any and all matters shown on plat of record in Plat Book 6900, Pages 444-447; and any and all matters of record; 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 3304 Milbridge Drive, Antioch, TN 37013
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 1st day of April, 2005.

Diane J Brad

Diane J. Bradshaw

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and Official seal this 4/1/2005

Witness my hand at office this 1st day of April, 2005.

Commission expires: 10/22/05

Notary Public

BARBARA T. MOORE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE MY COMM. EXP 10-22-05

File Number: 250301303

RETURN TO:

Southern Title Services
Three Maryland Farms, Suite 100
Brentwood, TN 37027