File No. 250200652

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/05 13:48 2 pgs
Fees:13.00 Taxes:448.81
20050516-0054960

Deborah K. Dale
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121300.00

Erin Booton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Booton	CitiMortgage, Inc.	Map 096-10-223.00
(NAME) 2915 Dunmore Drive	(NAME) 1000 Technology Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) O'Fallon, Missouri 63304	
(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, Marilyn K. Abrams, a widow, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erin Booton, married, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 378 on the Plan of Cloverhill, Section 7, as of record in Plat Book 2133, Page 92, 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 Marilyn K. Abrams, and Husband Aloyusis Abrams by deed from Jerome Martin Durkin of record in Instrument No. 200104300043257, Register's Office for said County, recorded on 04/30/01. Aloyusis Abrams now being deceased leaving Marilyn K. Abrams as sole owner.

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

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 2915 Dunmore Drive, 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(S), HER 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), HER 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 25th day of April, 2005.

Marilyn K. Abrams by Kathleen Booton attorney in fact
Marilyn K. Abrams

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 Kamilene Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marilyn K. Abrams, a widow, as Attorney In Fact, under Power of Attorney bearing Inst. No. 2005 05\6. 0054959, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Marilyn K. Abrams, a widow, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 25th day of April, 2005.

My Commission Expires: 1-23-06 Tracey Trumphour
Notary Public

~~File Number: 250200652~~
~~RETURN TO:~~
~~Cumberland Title~~
~~13018 Lebanon Road, Suite 100~~
~~Mt. Juliet, TN 37122~~

Return to:
Advantage Title
109 Kenner Ave
Nashville, TN
37205
1672

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY