File No. 250402219

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/16/05 15:03 2 pgs
Fees:13.00 Taxes:897.25

20050516-0055032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Steven Allen	E-LOAN, INC.	180-04-0-A-034.00 CO
(NAME)	(NAME)	
2021 Sherbrook Lane	6230 Stoneridge Mall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pleasanton, CA 94588	
(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, **Mary A. Gemmill**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney S. Allen and Tonya J. Allen, husband and wife**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 158, on the Plan of Section One, Highland Creek, as shown by plat appearing of record in Plat Book 9700, Pages 959 and 960, 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 Mary A. Gemmill by Warranty Deed dated August 16, 2002 of record in Instrument No. 20020823-0102034, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 11568, Page 311 and Instrument No. 20000413-0037474; By-Laws of record in Book 11568, Page 301; Storm Water Detention Agreement of record in Book 11338, Page 738; Quitclaim Deed to Homeowners' Association for open space of record in Instrument No. 20031014-0151693; all matters shown on plat of record in Plat Book 9700, Pages 959 and 960, 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 2021 Sherbrook Lane, Nashville, TN 37211
(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 11 day of May, 2005.

Mary A. Gemmill

STATE OF Illinois
COUNTY OF Boone

"OFFICIAL SEAL"
Mikalynn E. Bodoh
Notary Public, State of Illinois
My Commission Exp. 06/10/2006

On this 11 day of May, 2005, before me personally appeared Mary A. Gemmill, to me know (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. Witness my hand at office this 11th day of May, 2005.

Commission expires: 6/10/06

Mikalynn E. Bodoh
Notary Public

File Number: 250402219
RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064