File No. 250500443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/22/2009

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

Davidson County DEEDWARR
Recvd: 06/01/05 15:46 2 pgs
Fees:13.00 Taxes:536.13

20050601-0061905

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dani L. Massie	Wells Fargo Bank, NA	Map 149, Group 12-0-B, Parcel 58
(NAME) 1512 Overcreek Drive	(NAME) P.O. Box 10304	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Des Moines, IZ 40306-0304	
(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, Misty L. Hillenbrand Skelton, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dani L. Massie, unmarried, 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. 58 on the Plan of Forest Cove, Phase 2, as shown by plat of record in Plat Book 9700, page 976 & 977, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Misty L. Hillenbrand by deed from Craig Homes, Inc. of record in Instrument # 20010419-0038987, Register's Office for said County. Misty L. Hillenbrand since having married and now known as Misty L. Skelton.

Steve Skelton joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Deed Book 11149, Page 641, Deed Book 11313, Page 436, Register's Office of said County.

By-Laws as shown of record in Deed Book 11149, Page 666, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11595, Page 877, Register's Office for said County.

Easement as shown of record in Deed Book 437, Page 21, 2244-13, 3463-126, 3852-679, 4607-484, 7269-389 and Deed Book 11713, Page 30, Register's Office for said County.

Deed to HOA as shown of record in Instrument # 200004070035204, Register's Office for said County.

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 1512 Overcreek Drive, Nashville, TN 37217
(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 24th day of May, 2005.

Misty L. Hillenbrand Skelton

Misty L. Hillenbrand Skelton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Misty L. Hillenbrand Skelton and husband, Steve Skelton, 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 Nashville, Tennessee, this 24th day of May, 2005.

My Commission Expires

DAWN D. CHASE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2008

Notary Public

File Number: 250500443

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