Box 13
#9922

WARRANTY DEED

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 28, 2008

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Maryanna Gald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

LaTrea McAdoo
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/21/05 14:04 2 pgs
Fees:13.00 Taxes:306.73

20050721-0085111

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer Andrade	Volunteer Trust Mortgage Corp.	
(NAME)	(NAME)	
1800 Overton Street	301 South Perimeter Park Drive, Suite 125	53-7-6
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051472

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Mark Edward Fleming**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Elmer Andrade, unmarried,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1800 Overton, Old Hickory, TN 37138

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this.

Mark Edward Fleming
Mark Edward Fleming

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal at Springfield, Tennessee this 6th day of July, 2005.

Commission expires: 11/25/07

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Sonya M. Branham
Notary Public

File No.: 9922

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 52, Section E, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on revised plan recorded December 30, 1948, in Book 1424, Page 87, Register's Office for Davidson County, Tennessee, fronting 80 feet on Overton Street, containing 0.70 acres, more or less.

Being the same property conveyed to Mark Edward Fleming by Quit-Claim Deed from Angela Christine Fleming, dated June 23, 1997, of record in Book 11255, Page 612, Register's Office for Davidson County, Tennessee.