File No. 50479

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Elias Villar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2005.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elias Villar	Countrywide Home Loans, Inc.	042-12-0-B 033.00 CO
(NAME)	(NAME)	
108 Williams Valley Court	2021 N. Gallatin Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/10/05 09:31 2 pgs
Fees:13.00 Taxes:388.13
20050810-0094625

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Catherine M. Suttle and husband, Timothy L. Suttle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elias Villar, an unmarried man, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 33, on the plan of Williams Valley of record in the Register's Office for Davidson County, Tennessee, Instrument No. 200101080001974, and revised in Instrument No. 200102010009794, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Catherine M. Suttle and husband, Timothy L. Suttle, by deed from Slate Construction Company, Inc., dated December 31, 2001, of record as Instrument Number 20020128-0011773, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record as Instrument Number 200103080022084, said Register's Office.

Subject to Charter of record as Instrument Number 20010308800220083, said Register's Office.

Subject to Open Space Deed of record as Instrument Number 200103080022085, said Register's Office.

Timothy L. Suttle executed this instrument on behalf of Catherine M. Suttle, pursuant to a Power of Attorney of record as Instrument Number 20050810-0094624, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 108 Williams Valley Court, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 5th day of August, 2005.

Timothy L. Suttle

Catherine M. Suttle

By: Timothy L. Suttle

Timothy L. Suttle, Attorney-in-fact

File No. 50479
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy L. Suttle, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Catherine M. Suttle, as her Attorney in Fact as the free act and deed of the within named, Catherine M. Suttle.

Witness my hand and official seal this 5th day of August, 2005.

Commission expires:
11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 5th day of August, 2005.

Commission expires:
11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp Nov 22 2008

Notary Public