Return To:

#500681

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/05 11:08 2 pgs
Fees:13.00 Taxes:554.63

20050831-0104203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose L. Chavez	Countrywide Home Loans, Inc.	120-9-168
(NAME)	(NAME)	
1318 Winthorne Drive	3011 Armory Drive, Ste. 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

George C. Neely and Candace G. Campbell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose L. Chavez, 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. 5D55 on the Plan of Section 5D, Glengarry Park, as of record in Book 3600, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to George C. Neely and Candace G. Campbell by Quitclaim Deed from Frances B. Neely of record in Instrument No. 20050414-0041766, Register's Office for Davidson County, Tennessee. Previously, being the same property conveyed to George Allen Neely and wife, Frances B. Neely by Warranty Deed from Atlas Construction Company of record in Book 3919, Page 643, said Register's Office. George Allen Neely predeceased his wife on January 9, 2005 as evidenced by a Certificate of Death of record in the Tennessee Department of Health, leaving her as the inheriting tenant by entirety.

The above described property is not the primary residence of the Grantors.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1318 Winthorne 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 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 26th day of August, 2005.

George C Neely by Candace Campbell
George C. Neely by Candace Campbell, Attorney in Fact
Attorney in fact

Candace G. Campbell
Candace G. Campbell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of August, 2005, before me, the undersigned officer, personally appeared Candace Campbell, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney in Fact for George C. Neely, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public