RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00.

x Susan Clark
Affiant

Davidson County DEEDWARR
Recvd: 10/28/05 10:42 2 pgs
Fees:13.00 Taxes:362.60

20051028-0130330

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DICKSON COUNTY TENN.

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

Brenda S Lane
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan E. Clark	GMAC Mortgage Corporation	
(NAME) 2804 Ennis Avenue	(NAME) 6 Cadillac Drive, Suite 150	Map 119-11-0
(ADDRESS) Nashville, TN 37210	(ADDRESS) Brentwood, TN 37027	Parcel 089.00
(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, **JACOB L. CHRISTIANSEN, MARRIED, AND RITA CHRISTIANSEN ROWLAND, MARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SUSAN E. CLARK, A SINGLE WOMAN**, 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:

Being Lot No. 86 on the Map of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for said County, described as follows:

Said Lot No. 86 fronts 88 feet on the southeasterly side of Ennis Road, and runs back between line 195.5 feet on the southwesterly line and 209.8 feet on the northeasterly line to a dead line on whick it measures 118 feet.

Being the same property conveyed to Julius M. Christiansen, Rita Christiansen Rowland and Jacob L. Christiansen, as joint tenants, by Quitclaim Deed, dated October 5, 1982, and recorded October 22, 1982, Register's Office for Davidson County, Tennessee. The said Julius M. Christiansen has since died.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2804 Ennis Road, Nashville, TN 37210

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.

Shirley Christiansen joins in this conveyance for the purpose of conveying all right, title and interest he/she might have in and to the above described property as the spouse of Jacob L. Christiansen.

C.M. Rowland joins in this conveyance for the purpose of conveying all right, title and interest he/she might have in and to the above described property as the spouse of Rita Christiansen Rowland.

Witness our hands this 26th day of October, 2005.

Rita Christiansen Rowland

Jacob L. Christiansen

C.M. Rowland

Shirley Christiansen

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 Jacob L. Christiansen and Shirley Christiansen, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

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

Commission expires:

Notary Public

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.

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 Rita Christiansen Rowland and C.M. Rowland, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

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

Commission expires:

Notary Public

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN.