File No. 251000135

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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

Davidson County DEEDWARR
Recvd: 10/31/05 11:32 2 pgs
Fees:13.00 Taxes:370.00

20051031-0131144

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Russell Earl Clark | COUNTRYWIDE HOME LOANS | |
| (NAME) 4937 Shadowlawn Drive | (NAME) 2021 N. GALLATIN ROAD #280 | MAP/PARCEL 076-050-048.00 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) MADISON, TN 37115 | |
| (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, Brandy N. Gillon now McElroy, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Earl Clark, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 45 on the Plan of HIDDEN HILLS, as of record in Plat Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brandy N. Gillon by Substitute Trustee's deed from David M. Smythe, Substitute Trustee of record in Deed Book 11429, page 66 and filed for record on April 12, 1999, Register's Office for said County.

Jeff McElroy, husband of Brandy N. Gillon, NKA Brandy N. McElroy, joins in the execution of this instrument, for the purpose of conveying his marital interest, if any, in subject property. For the purpose of this conveyance, Brandy N. Gillon is also known as Brandy R. Gillon.

Restrictive Covenants of record in Deed Book 4938, Page 337, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 4937 Shadowlawn Drive, Hermitage, TN 37076
(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), his/her/their 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), his/her/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 my/our hand(s) this 24th day of October, 2005.

Jeff McElroy

Brandy N. Gillon now McElroy

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeff McElroy and Brandy N. Gillon now McElroy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 24th day of October, 2005.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**File Number: 251000135**

**RETURN TO:**
Cumberland Title
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Mt. Juliet, TN 37122