File No. 251001361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: _____

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/17/05 13:06 2 pgs
Fees:13.00 Taxes:451.40

20051117-0139085

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara L. Latham	Century Lending Company	017-00-0-221.00
(NAME)	(NAME)	
5942 Lickton Pike	9220 Corporate Campus Drive, #300	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Louisville, Kentucky 40223	
(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, WE, **Angela Eda Masters and John Edward Masters Jr., wife and husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara L. Latham, a single woman**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 11th Councilmatic District formerly the 10th Civil District of Davidson County, Tennessee described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, December 2, 1950, as follows: Beginning at an iron spike in the center line of Walker's Creek Road, a corner of this property, the southwest corner of the property of E. D. Presley and the most easterly corner of Angelo Harris property; thence south 75 degrees 25 minutes west partly along a fence. 344.5 feet to a stake in Presley's line; thence with said Presley's line as follows: N10 degrees East 163.8 feet to a stake and twin elm: thence North 86 degrees East 259.5 feet to a stake opposite the westerly margin of a 10 foot roadway running along this property and the property of E. D. Presley and continuing with Presley's line and crossing said 10 feet containing .934 acres, more or less.

Tract II

Land in the 10th Civil District of Davidson County, Tennessee and described according to survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 8, 1988, as follows:

Beginning at an iron pin set in the line of Spurlock the most southeast corner of this tract, and being the most northeast corner of Gerry Dean Comer Property of record in Deed Book 6557, page 614, Register's Office, Davidson County, Tennessee, thence with the line of said
Comer S. 89 deg. 25' 00" W. 271.50 feet to a point; corner to said Comer; thence, with a new line N 13 deg. 14' 45: E 100.00 feet to an iron pin set; thence, continuing with a new line N 89 deg. 38' 00" E 212.38 feet to an iron pin set in the line of said Spurlock; thence with the line of said Spurlock S 21 deg. 13' 28" E 100.00 feet to the beginning, containing 0.53 acres more or less.

Being the same property conveyed to Angela Eda Masters and John Edward Masters, Jr. by Special Warranty Deed from Wells Fargo Bank Minnesota, National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 28, 2001, Series 2001-A, A National Banking Association, of record in Instrument No. 20050408-0038643 Register's Office for Davidson County, Tennessee.

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 5942 Lickton Pike, Goodlettsville, TN 37072
(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), HER 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), HER 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 14th day of November, 2005.

Angela Eda Masters

John Edward Masters Jr.

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 ANGELA EDA MASTERS and husband, JOHN EDWARD MASTERS, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 14th day of November, 2005.

Commission expires: _____

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

File Number: 251001361

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072