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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/06 15:33 2 pgs
Fees:13.00 Taxes:1250.60

20060117-0006409

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

D-0607

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendee M. Hilderbrand	Countrywide Home Loans	118-10-0-049.00
(NAME) 901 Marengo Lane	(NAME) P.O. Box 660694	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Dallas, TX 75266-0694	
(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, Theodore Fredric Goldthorpe and wife, Georgeanna Morse Goldthorpe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendee M. Hilderbrand, 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. 24 on the Plan of Sutton Hill Section of Marengo Park, of record in Book 974, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theodore Fredric Goldthorpe and Georgeanna Morse, both unmarried by Warranty Deed from Erin P. Tomarken, now Fowler, unmarried, dated November 16, 2004, of record in Instrument No. 20050601-0061834, and re-recorded in Instrument No. 20050912-0109550, Register's Office for Davidson County, Tennessee. Having since married Theodore Fredric Goldthorpe, Georgeanna Morse is now known as Georgeanna Morse Goldthorpe.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan of record in Book 974, Page 67, said Register's Office, shows an owner's certificate, a 50 foot minimum setback line from Marengo Park and a 30 foot minimum setback line from McNairy Lane and a 10 foot easement for public utility purposes along the southerly lines of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3946, Page 963, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 901 Marengo Lane, Nashville, TN 37204

(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 13th day of January, 2005.

Theodore Fredric Goldthorpe

Georgeanna Morse Goldthorpe

Georgeanna Morse Goldthorpe

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 Theodore Fredric Goldthorpe and Georgeanna Morse Goldthorpe the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2006.

Commission expires:

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027