WARRANTY DEED

BOX 13
10959

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-28-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arrayonia Hatcher	Arrayonia Hatcher	69-4-12
(NAME)	(NAME)	
4008 Cedar Circle	4008 Cedar Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Rebecca Ellithorpe f/k/a Rebecca Cantrell and husband, Charles G. Ellithorpe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arrayonia Hatcher 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 the westerly part of Lot 30, Block "CC" on the revised plan of Fairview Subdivision of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 100.17 feet on the easterly margin of Cedar Circle and extends back 281.5 feet on the northerly line and 275.8 feet on the southerly line to a dead line in the rear.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (70 Stat. 667), by deed dated November 13, 1996 and recorded in Book 10260, Page 946, office of the Register, County of Davidson, State of Tennessee.

Being the same property conveyed to Rebecca Cantrell, by deed of record in Book 10762, Page 931, Register's Office for Davidson County, Tennessee. Rebecca Cantrell being one in the same as Rebecca Ellithorpe.

Charles G. Ellithorpe joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 4008 Cedar Circle, Nashville, TN 37218

(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.

Davidson County DEEDWARR
Recvd: 02/14/06 14:05 2 pgs
Fees:13.00 Taxes:388.13
20060214-0017975

Witness our hands this 26th day of January, 2006.

Rebecca Ellithorpe

Charles G. Ellithorpe

STATE OF TN

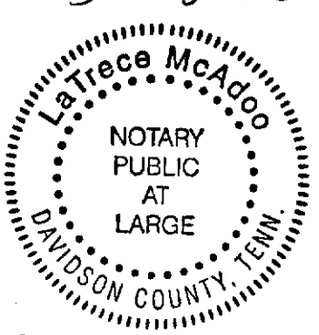
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Ellithorpe and husband, Charles G. Ellithorpe 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 2006.

Commission expires: 5-28-06

Notary Public



My Commission Expires MAY 28, 2006