File No. 260301193

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/06 13:27 2 pgs
Fees:13.00 Taxes:943.50
20060406-0039774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Carla Stephenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07/21/07

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
Carla Stephenson	American Home Mortgage	172-03-0-A-008.00-CO
(NAME) 1437 Cedarway Lane	(NAME) 7142 Columbia Gateway Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Columbia, Maryland 21046	
(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, I, **James A. McCroskey, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carla Stephenson, unmarried**, 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:

Being Lot No. 8 on the Plan of Woodlands Subdivision, Phase 1, as of record in Plat Book 6900, Pages 498-499, 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 James A. McCroskey and wife, Sheryl McCroskey, by deed from Dial Properties, LLC, of record in Instrument No. 20011220-0140576, Register's Office for Davidson County, Tennessee. Being further conveyed to James A. McCroskey by Quitclaim deed from Sheryl Ann Lewis McCroskey of record in Instrument No.* 20021290132278, Register's Office for said County.

* 20021029 - 0132278

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 1437 Cedarway Lane, Nashville, TN 37211
(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 31st day of March, 2006.

James A. McCroskey

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JAMES A. MCCROSKEY, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

Witness my hand at 1434 N Rand Rd Arlington Heights, Illinois, this 3 day of April, 2006.

Commission expires: Dec. 6, 2009

Theresa J Wittau

Notary Public

"OFFICIAL SEAL"
THERESA J WITTAU
NOTARY PUBLIC. STATE OF ILLINOIS
MY COMMISSION EXPIRES DEC. 06, 2009

File Number: 260301193

RETURN TO:

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