File No. 260301118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/20/06 13:06 2 pgs
Fees:13.00 Taxes:462.50
20060420-0045486

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Farmer	American Home Mortgage	133-02-0-088.00
(NAME)	(NAME)	
311 Thuss Avenue	538 Broadhollow Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Melville, NY 11747	
(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, **Marilyn Putnam Elrod**+, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly Farmer, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 25 on the Plan of W. G. Thuss's Subdivision, as of record in Plat Book 547, Page 7, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 25 fronts 50 feet on the southerly side of Thuss Avenue and runs back between parallel lines with the easterly margin of Stewart Street, 150 feet to an alley.

Being the same property conveyed to Marilyn Putnam by deed from Rutholean B. Hooper, Trustee of the Rutholean B. Hooper 1995 Trust, dated May 23, 2000 filed for record May 24, 2000 of record in Instrument No. 20000524-0052151, Register's Office for said County.

+(formerly known as Marilyn Putnam)

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 311 Thuss Avenue, 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), HIS 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 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 7th day of April, 2006.

Marilyn Putnam Elrod

Marilyn Putnam Elrod

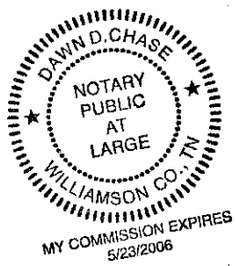
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marilyn Putnam Elrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of April, 2006.

My Commission Expires:



Notary Public

File Number: 260301118

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027