WARRANTY DEED

Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 12/2/09
(AFFIX SEAL)

TRACY A. HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Karponai	New Century Mortgage Corp.	
(NAME)	(NAME)	
764 A Madison Boulevard	PO Box 54285	52-01-333
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Irvine, CA 92619-4285	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20060918

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**, **John VanMater and Lisa VanMater**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Margaret Karponai and Betty J. O'Kelley**, 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. 38, Block B on the Plan of Resubdivision of Power and Roth's Subdivision of Madison Park which is of record on Book 843, page 75, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 38 front 53 feet 6 inches on the westerly side of Madison Boulevard and extends back 129 feet on the northerly line and 108 feet 6 inches on the southerly line to a line in the rear on which it measures 50 feet.

Property commonly known as: 764-A Madison Blvd, Madison, Davidson County, Tennessee.

AND BEING the same property conveyed to John VanMater and wife, Lisa VanMater, by Warranty Deed from Gladys M. Elam, dated October 24, 2005 and filed of record in Instrument 20051026-0129140, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 764 A Madison Boulevard, Madison, TN 37115

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th of April, 2006.

John VanMater

Lisa VanMater

Davidson County DEEDWARR
Recvd: 05/04/06 09:47 2 pgs
Fees:13.00 Taxes:414.40

20060504-0051803

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within John VanMater and Lisa VanMater, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that John VanMater and Lisa VanMater executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2006.

Commission expires: 1/23/10

Cari Allen

Notary Public

