Davidson County DEEDWARR
Recvd: 09/18/06 09:41 4 pgs
Fees:23.00 Taxes:1.85
20060918-0114951



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$500.00**

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2006.

Notary Public

My commission expires: March 30, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bobby D. Eldridge	**S A M E**	
1406 Harwood Drive		**Map 083 04 0**
Nashville, Tennessee		**Parcel 005.01**

FOR AND IN 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 ACKNOWLEDGE, WE,

Beverly Ann Estes, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bobby D. Eldridge

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:

BEING the southerly 65 feet of the northerly 247.85 feet of the easterly 125 feet of Lot No. 64 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described according to a survey made by Cantrell and Connell, Engineers, May 22, 1951, as follows:

BEGINNING at the northwest corner of Lot No. 6 on the Plan of Porter Heights, Section 4, as of record in Book 1424, page 103, said Register's Office; thence with westerly line of said Lot No. 6 southwardly 65 feet to the corner of Lots No. 6 and 7; thence westwardly and parallel with the line between Lots No. 6 and 7, 125 feet; thence North 1 degree 48 minutes East 65 feet to a point opposite the corners of Lots No. 5 and 6; thence eastwardly 125 feet to the beginning.

BEING part of the same property devised to Beverly Ann Estes, by Will of Marguerite Caldwell, Case No. 97P 1737, in Will Book 229 page 326, Probate Court Clerk's Office, Nashville-Davidson County, Tennessee. The said Marguerite Caldwell, one and the same person as Marguerite E. Caldwell, having acquired the property June 12, 1964, from Howell G. Woods and wife, Juanita D. Woods, by deed of record as Book 4344 page 504, said Register's Office.

THE parties acknowledge that this property is located behind the property of Bobby D. Eldridge, which he acquired in Book 10067 page 16, said Register's Office, and that the property has no street frontage.

This is Unimproved property known as **Rear of 1406 Harwood Drive, Nashville, Tennessee**

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 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 convenant 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 my/our hand(s) this 15th day of September, 2006.

Beverly Ann Estes

Beverly Ann Estes

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Beverly Ann Estes,** the within named bargainor, with whom I am personally acquainted (or who 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, at office, this **15th** day of **September, 2006.**

William B. Gregory

Notary Public

My Commission Expires: March 30, 2010

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☒ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.	6. File Number 20061709	7. Loan Number	8. Mortgage Insurance Case Number

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.

D. Name and Address of Borrower	E. Name and Address of Seller	F. Name and Address of Lender
Bobby D. Eldridge 1406 Harwood Drive Nashville, Tennessee	Beverly Ann Estes 601 North Dupont Apt. C-59 Old Hickory, Tennessee	

G. Property Location	H. Settlement Agent	
Rear of 1406 Harwood Drive Nashville, Tennessee	Liberty Escrow, Inc. Place of Settlement 615 Main Street P.O. Box 60429 Nashville, TN 37206	I. Settlement Date 09/15/06

J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. **GROSS AMOUNT DUE FROM BORROWER**		400. **GROSS AMOUNT DUE TO SELLER**	
101. Contract sales price	500.00	401. Contract sales price	500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	64.85	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. **GROSS AMOUNT DUE FROM BORROWER**	564.85	420. **GROSS AMOUNT DUE TO SELLER**	500.00
200. **AMOUNTS PAID BY OR IN BEHALF OF BORROWER**		500. **REDUCTIONS IN AMOUNT TO SELLER**	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. **TOTAL PAID BY / FOR BORROWER**		520. **TOTAL REDUCTION AMOUNT DUE SELLER**	
300. **CASH AT SETTLEMENT FROM OR TO BORROWER**		600. **CASH AT SETTLEMENT TO OR FROM SELLER**	
301. Gross amount due from borrower (line 120)	564.85	601. Gross amount due to seller (line 420)	500.00
302. Less amounts paid by/for borrower (line 220)		602. Less reduction amount due to seller (line 520)	
303. **CASH** FROM **BORROWER**	564.85	603. **CASH** TO **SELLER**	500.00

	L. SETTLEMENT CHARGES: File Number: 20061709	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	**TOTAL SALES/BROKER'S COMMISSION based on price $ @ =**		
	Division of commission (line 700) as follows:		
701.	$ to		
702.	$ to		
703.	Commission paid at Settlement Realtor Holds Deposit		
704.			
800.	**ITEMS PAYABLE IN CONNECTION WITH LOAN** P.O.C.		
801.	Loan Origination Fee %		
802.	Loan Discount %		
803.	Appraisal Fee to		
804.	Credit Report to		
805.	Lender's Inspection Fee to		
806.	Mtg. Ins. Application Fee to		
807.	Assumption Fee to		
808.			
809.			
810.			
811.			
812.			
813.			
814.			
815.			
900.	**ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE**		
901.	Interest from to @$ /day		
902.	Mortgage Insurance Premium to		
903.	Hazard Insurance Premium yrs. to		
904.			
905.			
1000.	**RESERVES DEPOSITED WITH LENDER FOR**		
1001.	Hazard Insurance mo. @$ / mo.		
1002.	Mortgage Insurance mo. @$ / mo.		
1003.	City property taxes mo. @$ / mo.		
1004.	County property taxes mo. @$ / mo.		
1005.	Annual Assessments mo. @$ / mo.		
1006.	mo. @$ / mo.		
1007.	mo. @$ / mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments		
1100.	**TITLE CHARGES**		
1101.	Settlement or closing fee to		
1102.	Abstract or title search to		
1103.	Title examination to		
1104.	Title insurance binder to		
1105.	Document preparation/Email to	50.00	
1106.	Notary fees to		
1107.	Attorney's fees to		
	(includes above item No:)		
1108.	Title insurance to		
	(includes above item No:)		
1109.	Lender's coverage		
1110.	Owner's coverage		
1111.			
1112.			
1113.			
1200.	**GOVERNMENT RECORDING AND TRANSFER CHARGES**		
1201.	Recording fees Deed $ 13.00 ; Mortgage $; Releases $	13.00	
1202.	City/county/stamps Deed $; Mortgage $		
1203.	State tax/stamps Deed $ 1.85 ; Mortgage $	1.85	
1204.			
1205.			
1300.	**ADDITIONAL SETTLEMENT CHARGES**		
1301.	Survey to		
1302.	Pest inspection to		
1303.			
1304.			
1305.			
1306.			
1307.			
1308.			
1400.	**TOTAL SETTLEMENT CHARGES** (enter on lines 103 and 502, Sections J and K)	64.85	0.00