Davidson County DEEDWARR
Recvd: 11/03/06 15:22 2 pgs
Fees:13.00 Taxes:980.50

20061103-0137286

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
John Whildin	Professional Mortgage Partners, Inc.	091-15-0
5103 Elkins Avenue	2626 Warrenville Road, Suite 200	GROUP
Nashville, Tennessee 32709	Downers Grove, Illinois 60515	PARCEL 171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******** Two Hundred Sixty Five Thousand Dollars and Zero Cents ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Victoria Lee Elliott, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John Whildin and Victoria M. Makovec, husband and wife, 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 Lot No. 1 on the Plan of Blair Realtors, Inc., Subdivision, of record in Book 5190, page 371, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Victoria Lee Elliott and Thomas Edward Caruthers, as joint tenants with the right of survivorship, by deed dated March 7, 1980, from Blair Realtors, Inc., of record in Book 5577, page 864, Register's Office for Davidson County, Tennessee; the said Thomas Edward Caruthers having since conveyed his interest in subject property to Victoria Lee Elliott by Quitclaim Deed dated February 27, 1981, of record in Book 5715, page 403, in said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 5103 Elkins Avenue, Nashville, Tennessee 37209

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 27th day of October, 2006.

Victoria Lee Elliott

Victoria Lee Elliott

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Victoria Lee Elliott, the bargainor, 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 Nashville, Tennessee, this 27th day of October 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY