WARRANTY DEED

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2006

Notary Public

MY COMMISSION EXPIRES: 5/24/2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Pilkinton	Mortgage Lenders of America, LLC	126-15-A-111
(NAME)	(NAME)	
7980 Boone Trace	8400 W 110th St. #500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Mark S. Ford, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie Pilkinton, married, 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. 130 on the Plan of Boone Trace at Biltmore of record in Book 9700, pages 316 and 317. as amended in Book 10995, page 618. Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a morn complete and accurate legal description.

Being the same property conveyed to Mark S. Ford by deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc., of record in Book 11145, Page 191, said Register's Office.

This conveyance is made subject to:

Taxes for the year 2006, due and payable, but not yet delinquent; All matters appearing on the Plan of record in Plat Book 9700, pages 316 and 317, as amended in Book 10995, page 618, said Register's Office; Restrictive Covenants of record in Book 7265, page 657; Book 9342, page 312; as re-recorded in Book 9735, page 931; Book 10032, page 813; and Book 10306, page 817, Register's Office for Davidson County, Tennessee; subject to easement of record in Book 8992, page 63, and Book 9665, page 420, said Register's Office; and subject to H.O.A. Charter of record in Book 9607, page 534, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7980 Boone Trace, Nashville, TN 37221
(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, 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 14th day of December, 2006.

Mark S. Ford

Davidson County DEEDWARR
Recvd: 12/22/06 08:50 2 pgs
Fees:13.00 Taxes:710.40

20061222-0157880

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, this 14th day of December, 2006

Tricia Ball
Notary Public

My Commission Expires: 9/19/09

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009