Davidson County DEEDWARR
Recvd: 01/08/07 10:17 2 pgs
Fees:13.00 Taxes:551.30

20070108-0002858

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

P-GRE-06-5012

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gretchen B. Bates	America's Wholesale Lender	
5012 W. Durrett Drive	(NAME) 750 Old Hickory Blvd #180	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	1914710006400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we M. CHRIS TROUTMAN AND WIFE, CANDACE TROUTMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GRETCHEN B. BATES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 309 on the Plan of Section Five, Caldwell Country Estates, of record in Plat Book 3300, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

(a) Being the same property conveyed to Madeleine Christine Troutman by deed (DEEDWARR) from Stuart S. Simpson and wife, Melissa L. Simpson of record in Instrument 200008020076314 on 07/28/2000 and filed for record on 08/02/2000, Register's Office for said County.
(b) Being the same property conveyed to M. Chris Troutman, unmarried by deed (DEEDQC) from Madeline Christine Troutman, unmarried of record in Instrument 200608040095243 on 08/03/2006 and filed for record on 08/04/2006, Register's Office for said County.

Candace Troutman, wife of M. Chris Troutman, joins in this conveyance for the sole purpose of conveying any marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 5012 W DURRETT DRIVE, Nashville, Tennessee 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), their 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), 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 29th day of December, 2006.

M. Chris Troutman By M Chris Troutman Atty in fact
Candace Troutman

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of December, 2006, before me personally appeared M. Chris Troutman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of December, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of December, 2006, before me personally appeared M. Christ Troutman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Candace Troutman and who acknowledged he/she/they executed the same as the free act and deed of the said Candace Troutman.

Witness my hand and official seal, this the 29th day of December, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959