# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF MARCH, 2007

MY COMMISSION EXPIRES:

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 26287

**THIS INSTRUMENT WAS PREPARED BY**

**American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JAMES L. ELMER | COUNTRYWIDE HOME LOANS | 103-12-0G-305.00 |
| (NAME) | (NAME) | |
| 4000 WEST END AVENUE #305 | 801 CRESCENT CENTER DR #510 | |
| (ADDRESS) | FRANKLIN, TN 37067 | |
| NASHVILLE, TN 37205 | | |
| (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, **JEANNINE A. CLASSEN, a widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ELMER AND WIFE, MYRNA ELMER,** 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 Unit No. 305, together with the parking spaces and storage areas designated and assigned to Unit No. 305, together with the appurtenant interest in the common elements of The Jacksonian 4000 Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20020208-0017172,, amended in Instrument No. 200209100109643, and Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Jeannie A. Classen, a married person by Deed dated 2/25/2005 from Ted S. Barfield and wife, Cathleen M. Barfield of record in Instrument No. 20050225-0021663, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 4000 WEST END AVENUE #305, NASHVILLE, TN 37205

(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.**

Davidson County DEEDWARR
Recvd: 03/09/07 15:00 2 pgs
Fees:13.00 Taxes:2701.00
20070309-0029601

Witness my hand this 6th day of March, 2007.

JEANNINE A. CLASSEN

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JEANNINE A. CLASSEN, a widow with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 6th day of March, 2007.

Commission expires: 9-23-08

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008