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Davidson County DEEDWARR
Recvd: 04/19/07 15:36 2 pgs
Fees:13.00 Taxes:832.50
20070419-0047121

# WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: [redacted] 11/22/2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title and Escrow, Inc. 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Elizabeth A. Tipton** | Taylor, Bean & Whitaker Mortgage | 61-7-287 |
| (NAME) **1125 Kennwood Drive** | (NAME) Mail Stop S, 1417 North Magnolia Avenue | |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) Ocala, FL 34475-9078 | |
| (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, **Ross Cluver and Cora Cluver, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth A. Tipton,** 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 parts of Lots Numbers 1 and 2 of Block "C" on the map of Jackson Park Subdivision, Section 1, as of record in Book 843, page 17, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr. surveyor, dated August 10, 1948, as follows:

Beginning at a point on the Northerly margin of Kenwood drive 23.25 feet Easterly from the Southeast corner of Lot Number 1 on said survey, being also the beginning of a curve; thence around said curve in Northwesterly direction 225.33 feet to the Southwesterly corner of Lot Number 14 on said survey; thence Eastwardly with the Southerly line of said Lot Number 14, 130 feet; thence Southwardly 145 feet, more or less, to the beginning.

Being the same property conveyed to Ross Cluver and Cora Cluver, husband and wife, by Special Warranty Deed from The Bank of New York, Trust U. A. dated 12/1/01 (EQCC Trust 2001-1f) dated November 14, 2003 and filed for record in Instrument No. 20031119-0168809, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Ross Cluver and Cora Cluver, husband and wife, by Special Warranty Deed from The Bank of New York, Trust U. A. dated 12/1/01 (EQCC Trust 2001-1f) dated November 14, 2003 and filed for record in Instrument No. 20031119-0168809, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **1125 Kennwood Drive, Nashville, TN 37216**
(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 our hands this 16th day of April, 2007.**

Ross Cluver

Cora Cluver

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Ross Cluver and Cora Cluver with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2007.

Commission expires: **July 19, 2008**

Justin Tatum

Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008