WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 13:24 2 pgs
Fees:13.00 Taxes:1076.70

20070424-0048799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Heidi Virgin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2007.

Dana P. Mason
Notary Public

MY COMMISSION EXPIRES: 3-11-09
(AFFIX SEAL)

DANA P MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Virgin	Countrywide Home Loans	13215002000
(NAME)	(NAME)	
725 Elysian Fields Road	4500 Park Granada MSN:svb-314	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Calabasas, CA 91302-1613	
(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, Netta Mashburn, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heidi Virgin, * 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:

*unmarried.

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 26 on the Plan of Elysian Fields, Section 2, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, August 16, 1948 as follows:

Beginning at a point on the southerly margin of Elysian Fields Road at the northwest corner of Lot No. 27, on said plan; thence with the line between said Lots Nos. 26 and 27, southwardly 300 feet to a point; thence westwardly 169.6 feet to the southeast corner of Lot No. 25, on said plan; thence with the line between said Lots Nos. 25 and 26, northwardly 300 feet to a point on the southerly margin of said Road; thence with the southerly margin of said Road, eastwardly 120.8 feet to the beginning.

Being the same property conveyed to Netta Mashburn, by Warranty Deed dated March 14, 2000, from Ian S. Campbell and wife, Tracey J. Campbell, as of record in Instrument No. 20000315-0026513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 725 Elysian Fields Road, Nashville, TN 37204

(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 20th day of April, 2007.

Netta Mashburn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Netta Mashburn, 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 20th day of April, 2007.

Commission expires: November 14, 2009

Notary Public