File No. 270301573

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/07 14:09 2 pgs
Fees:13.00 Taxes:569.80

20070502-0052570

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES 6-30-10

(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda LaQuiere	Amanda LaQuiere	182-6-A-5.00
(NAME) 7425 Maggie Drive	(NAME) same	
(ADDRESS) Antioch, TN 37013	(ADDRESS) same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRETT A. ELAM, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA LAQUIERE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 5, on the Plan of Resubdivision of Lots 1 thru 8 and Common Area Parcels 120 & 121, Section One Old Hickory Hills Subdivision, as shown by plat appearing of record in Instrument No. 20020213-0018960, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brett A. Elam, unmarried, by Warranty Deed dated September 30, 2003 of record in Instrument No. 20030930-0144056, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Charter of Homeowner's Association as shown of record in Instrument No. 20020123-0009417; Easement to Metropolitan Government of Nashville of record in Instrument No. 20010306-0021333; Restrictions of record in Instrument No. 20020116-0006750; Easement to United Telephone company of record in Instrument No. 20020123-0009339; All matters shown on the plan of record in Instrument No. 20020213-0018960; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7425 Maggie Drive, Antioch, TN 37013
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 24th day of April, 2007.

Brett A. Elam

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brett A. Elam, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of February, 2007.

Commission expires: 5/18/08

Notary Public

File Number: 270301573

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129