WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/07 11:26 2 pgs
Fees:13.00 Taxes:340.03

20070503-0053014

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09 (AFFIX SEAL)

MELODIE A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (AM)	MAP-PARCEL NUMBERS
Eric D. Booker	New owner	
(NAME)	(NAME)	
643 Carmel Avenue		05202007500
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070859

For and 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, **we, Dennis C. Ellis and Brian W. Watson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric D. Booker, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 643 Carmel Avenue, Madison, TN 37115

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of April, 2007.

Dennis C. Ellis

Brian W. Watson

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Dennis C. Ellis and Brian W. Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Dennis C. Ellis and Brian W. Watson executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2007.

Commission expires: 1/23/10

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 23, 2010

EXHIBIT A

Being Lot No. 37, Block D, Revised Map of Rainbow Terrace Subdivision, as of record in Plat Book 843, page 9 and corrected in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Dennis C. Ellis and Brian W. Watson by Special Warranty Deed from CIT Group/Consumer Finance, Inc. dated December 20, 2006 of record in Instrument No. 20070108-0003102, Register's Office for Davidson County, Tennessee.

D. E. B. W.