WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 02-24-2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

BOX 13
13276

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Kush	Countrywide Mortgage Ventures, LLC dba Commerce Union Mortgage	11801035800
(NAME)	(NAME)	
901 Halcyon Avenue	2021 N. Gallatin Road., Ste 280	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Madison, TN 37115	
(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, Elizabeth Gammans, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Kush, Married, 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 Lot No. 25 on the Plan of Gale's Kirkwood addition, as of record in Book 332, Page 76, said Register's Office, together with a strip of 25 feet wide along the east side of said lot and along the west side of 9th Avenue South. Said Lot No. 25 and 25 foot strip adjoin and front together 75 feet on the south side of Halcyon Avenue and run back between lines and along the west side of 9th Avenue South, 164 feet to an alley.

Being the same property conveyed to Elizabeth Gammons, by deed of record in Instrument No. 20020205-0015891 Register's Office for Davidson County, Tennessee.

Elizabeth Gammons and Elizabeth Gammans are one and the same person.

unimproved ☐

This is improved ☒ property, known as 901 Halcyon Avenue, Nashville, TN 37204-2616

(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: 05/24/07 11:57 2 pgs
Fees:13.00 Taxes:1413.40

20070524-0061989

Witness my hand this 11th day of May, 2007.

Elizabeth Gammans

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 Elizabeth Gammans 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2007.

Commission expires:

7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County