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Davidson County DEEDWARR
Recvd: 05/05/07 15:13 2 pgs
Fees:13.00 Taxes:740.00

20070605-0067201

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 **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 11/22/2010
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Chris Keenan	Access National Mortgage	**83-10-279**
(NAME) **1810 Lakehurst Drive**	(NAME) 1800 Robert Fulton Drive, Ste 350	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Reston, VA 20191	
(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, **Elaine A. Mazzini, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A. Chris Keenan, a single person**, 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 part of a 10.25 acre tract shown on the Map of Richardson Place, as of record in Book 547, page 135, Register's Office for said County, and described as follows: Beginning at the southeast intersection of north 19th Street and Lakehurst Drive; thence with the margin of North 19th street, southerly 103 feet to a point; thence westerly 130 feet to a point; thence northerly 103 feet to the south margin of Lakehurst Drive; thence with the margin of the same, easterly 130 feet to the beginning.

BEING the same property conveyed to Elaine A. Mazzini by Warranty Deed from Richard F. Elliott and wife, Doris W. Elliott dated July 11, 2002 and filed for record in Instrument No. 20020716-0085268 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1810 Lakehurst Drive, Nashville, TN 37206**
(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 **31st day of May, 2007**.

Elaine A. Mazzini

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Elaine A. Mazzini, a single person 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 31st day of May, 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