File No. 270701094

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-30-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/06/07 11:01 2 pgs
Fees:13.00 Taxes:499.50
20070906-0106990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline M. Barlow	MLD Mortgage, Inc.	
(NAME) 810 Old Coach Place	(NAME) 30B Vreeland Road	MAP/PARCEL 0641020A81000CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Florham Park, NJ 09732	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Beverly Eller Pearce, Judy Eller Street, Eliza Eller Montgomery, Alvin Michael Eller, William Benjamin Eller, Kelsey Eller**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline M. Barlow, a single woman**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 810, of Fox Run Condominiums, Section 2, Phase 2, as shown by plat of record in Plat Book 5200, Page 357, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold L. Eller and wife, Billie Ruth Eller by Warranty Deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, dated August 17, 1981, and of record in Book 5784, Page 591, Register's Office for said County.

The said Harold L. Eller and wife, Billie Ruth Eller having since deceased leaving Beverly Eller Pearce, Judy Eller Street, Alvin Michael Eller, and Harold Richard Eller as sole surviving heirs.

The said Harold Richard Eller having since deceased leaving William Benjamin Eller, Eliza Eller Montgomery and Kelsey Eller as his sole surviving heirs.

Master Deed as shown of record in Book 5535, Page 713, Register's Office for said County.

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

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 810 Old Coach Place, Hermitage, TN 37076
(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 our hands this 31st day of August, 2007.

Estate of Billie Ruth Eller

Alvin Michael Eller by Beverly Eller Pearce atty in fact

By: Beverly Eller Pearce
Beverly Eller Pearce

William Benjamin Eller by Beverly Eller Pearce atty in fact

Judy Eller Street by Beverly Eller Pearce atty in fact

Kelsey Eller by Beverly Eller Pearce atty in fact

Eliza Eller Montogomery by Bevery Eller Pearce atty in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Beverly Eller Pearce with whom I am personally acquainted and who upon her oath acknowledged herself to be an heir of The Estate of Billie Ruth Eller the within named bargainer, an estate, and that, Beverly Eller Pearce as such heir, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Beverly Eller Pearce as such heir.

Witness my hand at office this 31st day of August, 2007.

Commission expires: April 7 2009

Notary Public

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Beverly Eller Pearce, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Book ____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Judy Eller Street, Alvin Michael Eller, William Benjamin Eller, Eliza Eller Montgomery, Kelsey Eller (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 8/31/2007.

My Commission Expires:.

April 7 2009

, Notary Public.

* 20070906-0106985
20070906-0106986
20070906-0106987
20070906-0106988
20070906-0106989

File Number: 270701094

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.