Return to &
This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070449

Davidson County DEEDWARR
Recvd: 09/17/07 10:16 2 pgs
Fees:13.00 Taxes:460.10
20070917-0110842

**Send Tax Bills To:**

Elite Home Loans, Inc.
109 West Park Dr., Ste. 260
Brentwood, TN 37027

**New Owner is:**
Lisette Nelson
1210 Timber Valley
Nashville, TN 37214

MAP: 108-12-0

PARCEL: 086.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Creecy, unmarried, and Russell Bowlin, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lisette Nelson**, unmarried, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1210 Timber Valley, Nashville, TN 37214**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 113 A on the Plan of East Lake Subdivision, of record in Book 6250, page 246, being a revision of plan of record in Book 5800, page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot fronts 42.23 feet on the westerly margin of Timber Valley Drive and extends back 105.02 feet on the northerly line and 105.00 feet on the southerly line to a dead line in the rear measuring 41.30 feet thereon.

Being the same property conveyed to Russell Bowlin and Robert Creecy, as joint tenants with the right of survivorship, by Quitclaim Deed from Russell Bowlin, dated 5-25-07 and recorded 6-19-07 in Instrument Number 20070619-0073012, and being previously conveyed to Russell Bowlin by Special Warranty Deed from JP Morgan Chase Bank, N.A., dated 5-14-07 and recorded 6-19-07 in Instrument Number 20070619-0073010, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

KB _____ _____

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the ___ day of _____, 2007.

GRANTOR(S):

**ROBERT CREECY**

**RUSSELL BOWLIN**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert Creecy and Russell Bowlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 26 day of September, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$124,350.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 26 day of Sept, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My commission expires: _____