WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/08 15:33 3 pgs
Fees:18.00 Taxes:573.50
20080207-0012945

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st of January 2008

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Elrod (NAME)	Wilson Bank & Trust (NAME)	64-16-D-169
2405 Pleasant Springs Lane (ADDRESS)	PO Box 768 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Lebanon, TN 37088 (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, WE, **GMAC Global Relocation Services, LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Elrod, a single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 317 on the Plan of Section Three, Truxton Park of record in Instrument No 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GMAC Global Relocation Services, LLC, a Delaware Limited Liability Company, by deed from Marcus Coffee and Tracey Robinson Coffee, husband and wife of record in Instrument No. 20080207-0012944, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20011024-0116272, Register's Office of said County.

Storm Water Easement as shown of record in Instrument No. 20000824-0083612, Register's Office for said County.

Sewer Easement as shown of record in Instrument No. 20001208-0121300, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20001030-0107559 and Instrument No. 20020123-0009419, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20001101-0108603, Register's Office for said County.

By-Laws as shown of record in Instrument No 20001101-0708604, Register's Office for said County.

Quit Claim Deed to Beazer Homes Corp. from the State of Tennessee as shown of record in Instrument No. 20050311-0027266, Register's Office for said County.

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 2405 Pleasant Springs Lane, 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), THEIR 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), 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 our hands this 30th day of November, 2007.

GMAC Global Relocation Services, LLC

By: _____

Piper Sheffield, Authorized Signatory

STATE OF Texas

COUNTY OF Harris

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Piper Sheffield, Authorized Signatory with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the _____ of GMAC Global Relocation Services, LLC, Delaware Limited Liability Company, the within named bargainer, a corporation, and that, she, as such Authorized Signatory being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of November, 2007.

Commission expires:

_____

Notary Public

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

TERESA WILLIAMS
Notary Public, State of Texas
My Commission Expires
August 14, 2011

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Michelle Reynolds, a notary public for this county and state Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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