Davidson County DEEDWARR
Recvd: 04/02/08 11:24 2 pgs
Fees:13.00 Taxes:480.63
20080402-0033017

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $129,900.00. Cozetta Leeper Affiant Subscribed and sworn to before me, this the 31st day of March, 2008. J Brandon Miller Notary Public My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cozetta Leeper	Regions Bank d/b/a Regions Mortgage	Map: 34-5
307 Goldie Drive	2050 Parkway Office Circle	Parcel: 51
Goodlettsville, TN 37072	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN K. ELLITHORPE AND RONNEE MICHELLE ELLITHORPE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COZETTA LEEPER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 44 on the Plan of Gatewood, Section 1, of record in Book 3300, pages 47 thru 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen K. Ellithorpe and wife, Ronnee Michelle Ellithorpe by deed from Roger D. Cutrell and wife, Shelley Cutrell, of record in Book 10950, page 341, Register's Office for Davidson County, Tennessee, dated May 28, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 307 Goldie Drive, Goodlettsville, TN 37072.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2008.

Stephen K. Ellithorpe by
Candas Ellithorpe His ATTORNEY-IN-FACT
Stephen K. Ellithorpe by Candas Ellithorpe,
His attorney-in-fact

Ronnee Michelle Ellithorpe by
Candas Ellithorpe Her ATTORNEY-IN-FACT
Ronnee Michelle Ellithorpe by Candas Ellithorpe,
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2008, before me personally appeared Candas Ellithorpe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stephen K. Ellithorpe as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Stephen K. Ellithorpe.

J. Brandon Miller
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2008, before me personally appeared Candas Ellithorpe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronnee Michelle Ellithorpe as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Ronnee Michelle Ellithorpe.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY