03

REALTY TITLE BOX
48A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/08 12:36 2 pgs
Fees:13.00 Taxes:666.00

20080407-0034954

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010
(AFFIX SEAL)

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5674

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Chelius	SUNTRUST MORTGAGE, INC	105-05-0-079.00
(NAME) 1421 15th Ave South	(NAME) P.O. BOX 79041	
(ADDRESS) Nashville, TN 37212	(ADDRESS) BALTIMORE, MD 21279-0041	
(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, Eva M Collier, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Chelius, 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:

*

Being all of Lots 11 and 12,and part of Lot 10, O.B. Hayes Rokeby of record in Book 421, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID part of Lot No. 10 and all of Lots 11 and 12 front together 65 feet on the westerly side of 15th Avenue, South, formerly Washington Street, and run back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Eva M Collier by Warranty Deed from Louise Pryor Matthews Webb and husband, William A. Webb of record in Book 5042, Page 384, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ■

This is improved □ property, known as 1421 15th Ave South, Nashville, TN 37212
(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 our hands this 31st day of March, 2008.

Eva M Collier
Eva M Collier

* BEING THE SOUTHERLY 10 FEET OF LOT NO. 10 ON THE MAP OF THE SUBDIVISION OF LOT NO. 49

STATE OF CA
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva M Collier the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he/she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Pt Hueneme, CA this. 31st day of March, 2008

Commission expires:
May 13, 2010

Andrea Prince
Notary Public

ANDREA PRINCE
COMM. # 1666420
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires
MAY 13, 2010

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027