WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/08 10:27 2 pgs
Fees:13.00 Taxes:1239.50

20080520-0051645

File No.: 2008050010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2008

Notary Public

MY COMMISSION EXPIRES: 9.19.09
(AFFIX SEAL)

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren M. Spitz	Regions Bank DBA Regions Mtg.	083-14-0-103.00
(NAME)	(NAME)	
1608 Russell St.	P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham AL 35287-2520	
(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, I/WE, Dan Elkins and wife, Meryll Rose Elkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lauren M. Spitz, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Lindsley's Subdivision of the Chadwell Tract, of record in Book 2, Page 24, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dan Elkins by Warranty Deed from Noble Properties, Inc., dated July 5, 2006 and recorded in Instrument Number 20060706-0080926, 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 1608 Russell St., Nashville, TN 37206
(House Number) (Street) (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 my/our hand(s) this 15th day of May, 2008.

Dan Elkins

Meryll Rose Elkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dan Elkins and Meryll Rose Elkins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of May, 2008.

Notary Public

My Commission Expires 11/24/2009

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206