Davidson County DEEDWARR
Recvd: 07/02/08 12:13 2 pgs
Fees:13.00 Taxes:481.00

20080702-0068377

WARRANTY DEED

SANDY BALENT NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

P-KW-08-1234

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Diane L. Gregory
Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2008.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES 1/23/2010

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki B. Carlton	AmTrust Bank	05216007400
1234 Berwick Trail (ADDRESS)	1801 East 9th Street, Suite 200 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Cleveland, OH 44114 (CITY) (STATE) (ZIP)	052-16-074.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MYRA L. HARGIS F/K/A MYRA LYNN PASS AND HUSBAND DANNY H. HARGIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VICKI B. CARLTON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 54 on the Plan of Marlin Meadows, Section No. 4, of record in Plat Book 2133, Pages 66 and 67, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Don R. Pass and wife, Myra L. Pass by deed from Billy R. Holt and wife, Maxine H. Holt of record in Book 6504, Page 698 on 02/28/1985 and filed for record on 03/06/1985, Register's Office for DAVIDSON County.
Being the same property conveyed to Myra Lynn Pass by deed from Don R. Pass of record in Book 8273, Page 239 on 12/24/1990 and filed for record on 01/10/1991, as corrected in Book 8316, Page 170 filed 03/26/1991, Register's Office for DAVIDSON County.

Myra Lynn Pass is now known as Myra L. Hargis.

Danny H. Hargis, husband of Myra L. Hargis, joins in this conveyance for the expressed purpose of conveying any marital inteest which he may have in said property.

SUBJECT to restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat Book 2133, Pages 66 and 67, said Register's Office.
SUBJECT to Easement as shown of record in Book 6870, Page 668, Register's Office for DAVIDSON County.

unimproved ( )
This is improved (X) property, known as 1234 Berwick Trail, Madison, Tennessee 37115-5434
(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 my/our hand(s) this 30th day of June, 2008.

Myra L. Hargis

Danny H. Hargis

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 30th day of June, 2008, before me personally appeared Myra L. Hargis f/k/a Myra Lynn Pass and husband Danny H. Hargis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2008.

Notary Public

My Commission Expires: 10-16-11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959