SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/08 09:09 2 pgs
Fees:13.00 Taxes:627.15

20080725-0076187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Melody D Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 2008

Pam McBroom
Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 22, 2010

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8110

RT7396

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Simmons	Countrywide Bank, FSB	085-14-0-A 302.00 CO
(NAME)	(NAME)	
302 Riverstone Boulevard	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Elizabeth R. Eskridge, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James Simmons, unmarried,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Unit No. 16 on the plan of Riverstone Condominiums, Phase Two, of record in Instrument Number 20010814-0087503, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth R. Eskridge, unmarried, by Warranty Deed from Caliber Development Group, L.P. dated February 13, 2004 and recorded February 18, 2004 in Instrument Number 20040218-0018974, 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 302 Riverstone Boulevard Nashville 37214
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee James Simmons, and his/her/their assigns, forever.

Said Elizabeth R. Eskridge, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Elizabeth R. Eskridge, has executed this deed this July 24th, 2008

Elizabeth R Eskridge

Elizabeth R. Eskridge

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elizabeth R. Eskridge, the within named person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the within named bargainor, and that he/she as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2008.

Commission expires: 6-5-12

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

Charlotte A. Bethel

Notary Public

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT7396