REJECT #

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/08 10:51 2 pg
Fees:13.00 Taxes:721.50
20080801-0078989

ELAINE EVERSMEYER
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 $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2008

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT7252

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Rachel Eskridge	Countrywide Bank	083-07-0-022.00
(NAME)	(NAME)	
15 Waters Avenue	P.O. Box 961206	Loan No
(ADDRESS)	(ADDRESS)	
	FTWX-22	PH34972
Nashville TN 37206	Fort Worth TX 76161	
(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, Anna Elizabeth Valentine, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Elizabeth Rachel Eskridge, A Single Person

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:

Being Lot No. 6 on the Plan of George C. Waters Addition to Nashville, of record in Book 161, Page 141, Register's Office for Davidson County, Tennessee, LESS AND EXCEPT the following portion of property having been conveyed by deed of record in Book 2496, Page 35, Register's Office for said County;

Being the westerly half of Lot No. 6 on the Plan of George C. Waters Addition to Nashville, which fronts 50 feet on the northerly side of Waters Avenue and extends back between parallel lines 160 feet to an alley.

Being part of the same property conveyed C.L. Millraney and wife, Ola D. Millraney, by Warranty Deed from Elinu A. Rowe, Delma M. Rowe, and Owen H. Medlin and wife, Violet L. Medlin, dated May 20, 1949, of record in Book 1725, Page 215, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Ola D. Millraney and Esther H. Smith as joint tenants with right of survivorship and not a tenants in common by Warranty Deed from C.L. Millraney and wife, Ola D. Millraney dated June 3, 1968, of record in Book 4241, Page 162, Register's Office for Davidson County,Tennessee. Further being the same property conveyed to Ola D. Millraney by Deed from Esther H. Smith, dated December 29, 1979, of record in Book 5549, Page 393, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Esther H. Smith and Ola D. Millraney by Deed from Ola D. Millraney, dated July 31, 1980, of record in Book 5836, Page 595, Register's Office for Davidson County, Tennessee. The Ola D. Millraney having since died on July 25, 1991, leaving Esther H. Smith as her only surviving Heir at Law according to Affidavit of Heirship recorded simultaneously herewith as Instrument Numbers 20040729-0090775 and 20040729-0090776, said Register's Office.

Being the same property conveyed to Anna E. Valentine by Warranty Deed from Esther H. Smith, unmarried, dated July 26, 2004, recorded July 29, 2004, of record in Instrument No. 20040729-0090777, Register's Office, 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 ☒ property, known as 15 Waters Avenue Nashville 37206
improved
(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 Elizabeth Rachel Eskridge, and his/her/their assigns, forever.

Said Anna Elizabeth Valentine, 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 Anna Elizabeth Valentine, has executed this deed this _____.

Anna Elizabeth Valentine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the State and County aforesaid, Anna Elizabeth Valentine, the within name person (s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who adknowledged that such person was the one who executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal this 7-24-08.

Commission expires: 6-5-12

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

Notary Public

RETURN TO:

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

RT7252