Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

#1080376

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2008

Notary Public

MY COMMISSION EXPIRES: [illegible] R. Means

(AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires January 23, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN LAND TITLE, INC., 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Ryan Damratoski	Countrywide Home Loans	171-03-0A-217.00
(NAME) 118 Carriage Court	(NAME) 3011 Armory Dr., Ste. 120	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37204	
(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,

SARA N. GILLSTRAP, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JON RYAN DAMRATOSKI, 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 Unit No. 10, on the Plan of Townhomes of Fredericksburg, Phase Two, Section Five, as shown on plat of record in Plat Book 9700, Page 578, and Plat No. 20000804-0077800, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Sara N. Gillstrap, unmarried by deed from Ellen M. Kotzbauer, unmarried, dated 8/15/2006 filed for record 8/17/2006 in Instrument No. 20060817-0101515, Register's Office for Davidson County, TN.

James Franklin Parker joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Sara N. Gillstrap.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 118 Carriage Court, Brentwood, TN 37027
(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 my/our hand(s) this 23rd day of August, 2008

Sara N. Gillstrap

James Franklin Parker

Davidson County DEEDWARR
Recvd: 08/29/08 10:02 2 pg
Fees:13.00 Taxes:969.40

20080829-0088835

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara N. Gillstrap and James Franklin Parker, 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 this 13th day of August, 2008

Commission expires: 3/12/2011

Brenda L Lehman
Notary Public

