Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jason Elliott	Countrywide Bank, FSB	043-060-044.00
612 Fedders Drive	801 Crescent Center Dr.	
Madison, TN 37115	Franklin, TN 3706 #150	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $107,000.00

Jason Elliott
Affiant

Davidson County DEEDWARR
Recvd: 10/02/08 12:27 2 pgs
Fees:13.00 Taxes:395.90
20081002-0100208

Subscribed and sworn to before me, this the 30th day of September, 2008.

Tina Hawkins
Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/2012
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Erick Reece and wife, Ronda Reece, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jason Elliott, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:
Land in Davidson County, Tennessee, Being Lot No. 46 on the Plan of Madison Park, Section II, as of record in Book 3106, page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 75 feet on the south side of Fedders Drive and runs back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Erick Reece, by Quitclaim Deed from Leon Reece, as Executor of the Estate of David Reece, dated June 22, 1999, recorded June 30, 1999, of record in Book 11551, page 294, Register's Office for Davidson County, Tennessee.

Said Ronda Reece joins in this Warranty Deed for the purpose of conveying and waiving such marital rights, if any, she may have in and to the said property.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **612 Fedders Drive, Madison, TN 37115**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **September, 2008.**

Erick Reece

Ronda Reece

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Erick Reece and Ronda Reece** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **30th** day of **September, 2008**.

Tina Hawkins

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 01/30/2012