File No. 290300382

WARRANTY DEED

Kimble Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/5/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/09/09 10:26 3 pgs
Fees:18.00 Taxes:466.20
20090409-0032360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma L. Niswonger	New South Federal Savings Bank	
(NAME) 7521 West Winchester Drive	(NAME) 2301 21st Avenue South, Suite 350	MAP/PARCEL 151-10-0A-035.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Michael Elsbury, a married man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Emma L. Niswonger, a single woman and Pamela S. Fuller, a single woman**, hereinafter called the grantee(s), 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 Lot No. 35, Final Plat of Villages of Long Hunter, P.U.D., Phase 1, as shown on plat of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Michael Elsbury, married by Cash Deed For Tennessee from Secretary Of Housing And Urban Development of record in Instrument No. 20080915-0094014 on 09/03/2008 and filed for record on 09/15/2008, Register's Office for DAVIDSON County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by TCA 260-2-307 or other similar statute.

Restrictions and Bylaws of record in Instrument No. 20010531-0056382, Instrument No. 20031111-0164945, Instrument No. 20041022-0127537, Register's Office for DAVIDSON County, Tennessee.

Transmission Easement of record in Book 2338, Page 466, Register's Office for DAVIDSON County, Tennessee.

TVA Easement of record in Book 4428, Page 575, Register's Office for DAVIDSON County, Tennessee.

TVA Easement of record in Book 4446, Page 423, Register's Office for DAVIDSON County, Tennessee.

TVA Easement of record in Book 4535, Page 351, Register's Office for DAVIDSON County, Tennessee.

Water Easement of record in Book 8197, Page 288, Register's Office for DAVIDSON County, Tennessee.

Water Easement of record in Book 8358, Page 91, Register's Office for DAVIDSON County, Tennessee.

Water Easement of record in Book 8358, Page 94, Register's Office for DAVIDSON County, Tennessee.

Utility Easement of record in Book 9661, Page 919, Register's Office for DAVIDSON County, Tennessee.

Sewer Easement of record in Instrument No. 20000906-0088271, Register's Office for DAVIDSON County, Tennessee.

Sewer Easement of record in Instrument No. 20000906-0088272, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed to the Homeowner's Association for Common Areas of record by Instrument No. 20010531-0056383, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20010531-0056381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7521 West Winchester Drive, Antioch, TN 37013

(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 hand this 2nd day of April, 2009.

Michael Elsbury

Michael Elsbury

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael Elsbury, a married man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 4/2/2009.

My Commission Expires: 11-28-09

Tracey Trumphour

Notary Public

File Number: 290300382

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

