Return To:

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090327

BILL GARRETT, Davidson County
Trans:T20090041344 DEEDWARR
Recvd: 06/22/09 09:34 2 pgs
Fees:13.00 Taxes:329.30
20090622-0057714

Send Tax Bills To:
Bank of America
2021 N. Gallatin Road, Ste. 280
Madison, TN 37115

New Owner is:
Edward H. McIlvain
405 Elm Street
Madison, TN 37115

MAP: 043-13-0

PARCEL: 235.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rick Plumea, married,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Edward H. McIlvain and wife, Sheryl L. McIlvain**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Forest Park, Block H, as shown on plat of record in Plat Book 843, page 44, in the Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the northerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Rick Plumlea, by Warranty Deed from Janice Gale Harshaw, dated 8-25-05 and recorded 9-15-05 in Instrument No. 20050915-0111132, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Subject property is not the primary residence of Grantor or Grantor's spouse.

Improved property known as: **405 Elm Street, Madison, TN 37115**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5th day of June, 2009.

GRANTOR(S):

RICK PLUMEA

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **RICK PLUMEA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 5th day of June, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$89,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 5th day of June, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____