Return to:
Vantage Point
28100 US 19 N. Ste 200
Clearwater, FL 33761

BILL GARRETT, Davidson County
Trans:T20100015311 DEEDWARR
Recvd: 03/16/10 09:22 4 pgs
Fees:23.00 Taxes:259.00
20100316-0019651

THIS INSTRUMENT PREPARED BY:
National Deed Network
c/o William E. Curphey, P.C.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(s) Address and mail tax statements to:
JACKIE CHARLTON
3057 ANDERSON ROAD
NASHVILLE, TN 37217

Property Tax ID#: 150-06-0-064.00

WARRANTY DEED

TN 10026

This instrument, made and entered into on this the 10th day of Nov., 2009, by and between ANITA KIM ELSTON , a single person, Grantor, and JACKIE CHARLTON, a married person, MARGARET ANN CHARLTON , a married person, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP whose address is 3057 ANDERSON ROAD, NASHVILLE, TN 37217, Grantee.

Witnesseth:

That for and in consideration of the sum of $70,000 00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

PROPERTY ADDRESS:
3057 ANDERSON ROAD
NASHVILLE, TN 37217

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

Anita Kim Elston
ANITA KIM ELSTON

Printed Name

Witness

Printed Name

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, ANITA KIM ELSTON , a single person, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 10th day of Nov., 2009.

Russell H. Evans
Notary Public
My Commission Expires My Commission Expires NOV. 7, 2012

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 70,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 10th day of Nov., 2009.

Russell H. Evans
Notary Public
My Commission Expires: My Commission Expires NOV. 7, 2012

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

Name and Address of Property Owner:
Jackie Chiarlton
325 E Smith Springs Rd
Antioch, TN 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Same

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 75 ON THE PLAN OF CHERRY HILLS SUBDIVISION, SECTION 9, OF RECORD IN BOOK 4660, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

ANITA KIM ELSTON RECEIVED TITLE BY THAT CERTAIN DEED DATED 8/2/2007, RECORDED ON 8/13/2007 AS INSTRUMENT NUMBER 20070813-0096489 IN THE DAVIDSON COUNTY REGISTRER OF DEEDS.

AKA: 3057 ANDERSON ROAD, NASHVILLE, TN 37217

PARCEL ID# 150-06-0-064.00