(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100031931 DEEDWARR
Recvd: 05/27/10 10:35 2 pgs
Fees:13.00 Taxes:473.23
20100527-0040889

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANNIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory A. Saulter	NEW OWNER	03413028500
(NAME)	(NAME)	
PO BOX 70744		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37201		
(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, Patrick J. Eldridge and wife, Shannon R. Powell-Eldridge, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory A. Saulter, an unmarried man, 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 Lot No. 205 on the Plan of Phase Two B, Cedar Bluff, of record in Plat Book 9700, Page 509, and Book 9700, Page 663, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof. In previous deed plan book and page was erroneously shown as Plat Book 9700, Page 205).

Being the same property conveyed to Patrick J. Eldridge , unmarried, from Dorris Whitfield, unmarried, by Warranty Deed recorded March 8, 2004 as Instrument Number 20040308-0025980, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AND ALL MATTERS SET FORTH ON THE PLAN OF PHASE TWO B, CEDAR BLUFF OF RECORD IN PLAT BOOK 9700, PAGE 509 AND PAGE 663, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO DEED OF CONVEYANCE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, DEPARTMENT OF WATER AND SEWER OF RECORD IN BOOK 9988, PAGE 964, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 612 Monticello Ct., Madison, TN 37115
(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 our hands this 21st day of May, 2010.

Patrick J. Eldridge

Shannon R. Powell-Eldridge

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of May, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patrick J. Eldridge and Sharron R. Powell-Eldridge**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public: Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY