Davidson County DEEDWARR
Recvd: 03/01/04 12:24 3pgs
Fees:18.00 Taxes:788.10

20040301-0022900

This instrument prepared by:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

File No.: **2038-442829**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

THIS INDENTURE, made and entered into this February 27, 2004, by and between **Mark Sechrist and Michelle H. Sechrist, husband and wife**, parties of the first part, and **RAS Closing Services, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot Number 5 and the northerly 10.0 feet of Lot No. 4 on the plan of Subdivision of the Lands of Mrs. W.P. Todd, as shown on plat of record in Plat Book 161, Page 100, in the Register's Office, Davidson County, Tennessee.

Said Lot Number 5 and the Northerly 10.0 feet of Lot Number 4 front together 77.5 feet on the westerly margin of 14th Street, formerly Weakley Avenue, and extend back between parallel lines 217.0 feet, more or less, to an alley in the rear

Being the same property conveyed to Mark Sechrist and wife, Michelle H. Sechrist by deed from Michael B.J. Loewenberg and wife, Laurie K. Loewenberg of record in Book 11437, page 668, Register Office for Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No.: _____ or Instrument No.: _____ in said Register's office.

This conveyance is made subject to: Plat Book of record in Book 161, Page 100 AND Restrictions of record in Book 741, Page 775.

Parcel ID # **83-5-248**

X Improved OR
Unimproved property located at: **909 North 14th Street, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mark Sechrist

Michelle H. Sechrist

STATE OF ~~TN~~ Ky

COUNTY OF ~~**WILLIAMSON**~~ Kenton

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mark Sechrist and Michelle H. Sechrist** 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 **their** free Act and Deed.

Witness my hand and Notarial Seal this 20th day Feb 2007.

Notary Public Thomas G. Frith

My Commission Expires: 6-12-06

****

Owner's Name: **RAS Closing Services, LLC**

and Address: **909 North 14th Street**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$213,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brooke D Bunger
Affiant

Subscribed and sworn to before me this February 27, 2004.

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN