Return to: First Title and Escrow Company, Inc
File Number 24710 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/20/05 15:06 2 pgs
Fees:13.00 Taxes:2405.00

20050920-0113199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Utpal P. Dave	SunTrust Mortgage, Inc.	Map 104-13
(NAME)	(NAME)	
208 Leonard Avenue	201 4th Avenue North 7th Floor	Parcel 84
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, Tennessee 37219	
(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, **CHARLES J. BIEDERMAN AND WIFE, ANNA BIEDERMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UTPAL P. DAVE AND WIFE, HYLYN H. DAVE,** 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 a part of the S. W. Berger Home Place shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's Subdivision of part of said Berger Home Place of record in Plat Book 547, page 106, Register's Office for Davidson County, Tennessee, and being Lot No. 2 on the Map of R. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement plan of record in Book 1730, page 6, said Register's Office.

Said Lot No. 2 fronts 60 feet on the easterly side of Leonard Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Charles J. Biederman and wife, Anna Biederman, by deed from Mike Swallows of record in Instrument #20031114-0166589, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 106, said Register's Office; and (c) easement of record in Book 1730, page 6, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 208 Leonard Avenue, Nashville, TN 37205

(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 15th day of September, 2005.

Charles J. Biederman by Robert Wayne Fennell ATF

Charles J. Biederman
By: Robert Wayne Fennell, Attorney in Fact

Anna Biederman by Robert Wayne Fennell ATF

Anna Biederman
By: Robert Wayne Fennell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th of September, 2005, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Wayne Fennell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Charles J. Biederman and Anna Biederman, and who acknowledged that he executed the same as the free act and deed of Charles J. Biederman and Anna Biederman.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2005.

Commission expires:

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Amy Adams Gowan
Notary Public