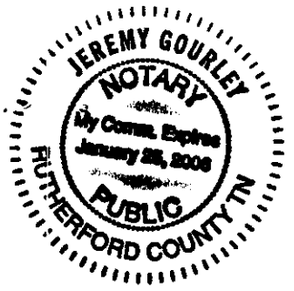
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,900.00

Tanya D. Porashka
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

BOX 10-A

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya D. Porashka	SunTrust Mortgage, Inc.	Map 172-12B
(NAME)	(NAME)	
6153 Bradford Hills Drive	201 Fourth Avenue North, 7th Floor	Parcel 246
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 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, **LANCE A. HEBERT AND DEANN D. HEBERT (FORMERLY KNOWN AS LEAH DEANN DENNIS)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANYA D. PORASHKA AND YORDAN I. PORASHKI, MARRIED,** 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. 508 on the Plan of Bradford Hills, Section 10, a planned unit development, of record in Book 7900, page 495, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lance A. Hebert and Leah Deann Dennis, as joint tenants with rights of survivorship, by deed dated January 12, 2001 from James D. Schuster and spouse, Leslie T. Schuster of record in Instrument No. 20010116-0004644, said Register's Office. The above named Leah Deann Dennis is now known as Deann D. Hebert.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 7900, page 495, said Register's Office; (c) restrictive covenants of record in Book 8069, page 170 and Book 8885, page 517, said Register's Office; (d) bylaws of record in Book 8071, page 531, said Register's Office; and (e) easements of record in Book 8377, page 769, Book 8377, page 808, and Book 8896, page 291, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6153 Bradford Hills Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 09/22/05 11:09 2 pgs
Fees:13.00 Taxes:747.03
20050922-0113728

Witness our hands this 20th day of September, 2005.

Lance A. Hebert

Deann D. Hebert

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lance A. Hebert and Deann D. Hebert, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2005.

Commission expires:

JEREMY COURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN

Notary Public