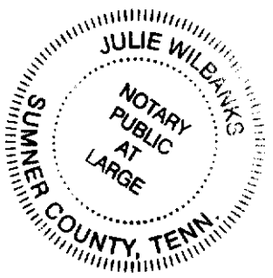
File No. 20060005

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Laura L Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JANUARY, 2006.

Julie Wilbanks
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/20/08

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vida Wakeman	Bank of America	72-14-194.00
(NAME)	(NAME)	
1403 Douglas Avenue	900 W. Trade St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Charlotte, NC. 28255	
(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, Jonathan G. Nedeau, unmarried, and Carl F. Nedeau, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vida Wakeman and Jeff Burke, 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:

Being Lot No. 7 on the map showing Looney's Subdivision of Lot 38 and West 50 ft of Lot 39 in H. M. Doak's Subdivision as of record in Plat Book 843, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan G. Nedeau, unmarried, and Carl F. Nedeau, married, by deed from Kerlin J. Sherrill Richter, and husband, Jordan Richter, dated January 28, 2005, of record in Instrument No. 20050316-0028888, Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

Subject to easement of record in Book 1639, Page 471, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/27/06 10:14 3 pgs
Fees:18.00 Taxes:388.50
20060127-0010510

unimproved ☐

This is improved ☒ property, known as 1403 Douglas Avenue, Nashville, TN 37206

(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.

File No. 20060005

Witness our hands this 24 day of January, 2006.

Jonathan G. Nedeau

STATE OF Massachusetts
COUNTY OF Barnstable

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan G. Nedeau, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of January, 2006.

Commission expires:

Notary Public

ERIC M. ZALGENAS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 23, 2009

ERIC M. ZALGENAS NOTARY PUBLIC MASSACHUSETTS COMMISSION EXPIRES 2009

AFTER RECORDING RETURN TO:

File No. 20060005

Witness our hands this 24 day of January, 2006.

Carl F. Nedeau

STATE OF Massachusetts
COUNTY OF Barnstable

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl F. Nedeau, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of January, 2006.

Commission expires:

Notary Public

ERIC M. ZALGENAS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 23, 2009

AFTER RECORDING RETURN TO: