Davidson County DEEDWARR
Recvd: 05/02/06 16:01 2 pg:
Fees:13.00 Taxes:940.73

20060502-0050740

**Prepared By & Return To:**
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

06-0684

GREGORY D. VADNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,250.00

Delinna Gwyn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF April, 2006.

Notary Public

Commission Expiration:

---

**ADDRESS OF NEW OWNER:**
Evan Stern & Sarah Fulleton
1837 Primrose Avenue
Nashville, Tennessee 37212

**SEND TAX BILLS TO:**
New Owner

**MAP-PARCEL:**
M 117-04-0 P 362.00

---

# WARRANTY DEED

FOR AND IN 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, **JENNIFER L. HARSH N/K/A JENNIFER JONES, MARRIED**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN D. STERN, Unmarried and SARAH E. FULLERTON, Unmarried, as Joint Tenants with Rights of Survivorship**, 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. 3, Block "C" on the plan of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for said County.

Said Lot No. 3, Block "C" fronts 65.0 feet on the southwesterly margin of Primrose Avenue and extends back 1630 feet on the northwesterly line and 173.7 feet on the southeasterly line to a dead line in the rear, measuring 67.0 feet thereon.

Being the same property conveyed to Jennifer L. Harsh, unmarried, on 04/25/1996 by deed from Shirley Ann Thicklin Bluing, unmarried, filed for record on 04/29/1995 in Book 10029, page 665, Register's Office for Davidson County, Tennessee.

Jennifer L. Harsh is now married and known as Jennifer Jones. Harmon Jones joins in this conveyance for the purpose of conveying any and all marital interest in and to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1837 Primrose Avenue, Nashville, Davidson County, Tennessee 37212

**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 my hand this 19 day of April, 2006.

Jennifer L. Harsh N/K/A Jennifer Jones

Harmon Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer L. Harsh N/K/A Jennifer Jones and Harmon Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 19 day of April 2006.

GREGORY D. VARNER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires JULY 24,2007

---

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

---

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: