Davidson County DEEDWARR
Recvd: 06/07/06 10:47 2 pgs
Fees:13.00 Taxes:1683.50

20060607-0067390

JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN

WARRANTY DEED

B-SZC-06-1519

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trisha Jean Jebbia Trust	New Owner (NAME)	
1519 Clayton Avenue (ADDRESS)	(ADDRESS)	117-8-C-2 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDMUND A. HILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRISHA JEAN JEBBIA TRUST, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT C ON THE PLAN OF CLAYTON PLACE CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN THE MASTER DEED ESTABLISHING CLAYTON PLACE CONDOMINIUMS, A CONDOMINIUM, OF RECORD IN INSTRUMENT NUMBER 20001026-0106312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AUSTIN E. HILL, UNMARRIED BY QUITCLAIM DEED FROM SAMUEL L. EASLEY RECORDED JANUARY 24, 2006 IN INSTRUMENT NO. 20060124-0008900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1519 Clayton Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of June, 2006.

Edmund A. Hill

STATE OF Tennessee
COUNTY OF Davidson

Edmund A. Hill

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Austin Hill~~, the within named bargainor, 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, this the 1st day of June, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903