WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/06 14:00 2 pgs
Fees:13.00 Taxes:444.00

20060613-0070309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA GALLAGHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL OR TAX ID
Eliot E. Houser	Eliot E. Houser	083-06/078.00
(NAME)	(NAME)	
815 Setliff Place	815 Setliff Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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,

Rebecca Larez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eliot E. Houser and wife, Kristine Houser, 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. 25 on the Plan of Roy E. Williams Subdivision of the Hunter Trace of record in Book 547, page 13, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruben Larez and wife, Rebecca F. Larez, by deed from Tracey Neal Isbell Bogle of record in Book 547, page 13, said Register's Office. Said property having since been conveyed to Rebecca Larez by Quitclaim Deed from Ruben Larez, of record as Instrument No. 20060602-0064826, dated May 31, 2006, said Register's Office.

This conveyance is subject to the following: 2006 county taxes, a lien, but not yet due and payable; all matters appearing on the Plan of Roy E. Williams Subdivision of the Hunter Tract of record in Book 547, page 13, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 815 Setliff Place, 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.

Witness my hand this 8th day of June, 2006.

Rebecca F. Larez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Office, this 9th day of June 2006.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 20, 2010