WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 15:20 2 pgs
Fees:13.00 Taxes:1757.50
20060901-0108619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2006.

Notary Public

(AFFIX SEAL)

CHRISTINE LIND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
Exp. 8/9/09

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly S. Fennell	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
224 Leonard Avenue	201 Fourth Avenue North, 7th Floor	104-13-55
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, **I, DAVID P. EBERLING, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY S. FENNELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 1 on the Final Plat of the Eberling Property, of record in Book 8250, page 201, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David P. Eberling and wife, May Dean Eberling by deed from Meredith N. Haddock and wife, Susan A. Haddock, of record in Book 5070, page 91, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to David P. Eberling by deed from May Dean Eberling, of record in Book 10160, page 519, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 203 Leonard Avenue, Nashville, TN 37205

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 29th day of August, 2006.

David P. Eberling

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 David P. Eberling, the bargainor, 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 at Nashville, Tennessee this 29th day of August, 2006.

Notary Public