(1)

WARRANTY DEED

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

Davidson County DEEDWARR
Recvd: 09/06/06 14:13 2 pgs
Fees:13.00 Taxes:222.00
20060906-0110208

BRIAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Sweat	Same	Map 44-11 Parcel 147
(NAME)	(NAME)	
13 Jones Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(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, **Michael Erdelyan and wife, Belinda Erdelyan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Sweat and wife, Kimberly Sweat**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 401 Cleves St., Old Hickory, TN 37138
(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 our hands this 29th day of August, 2006.

Michael Erdelyan

Belinda Erdelyan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Michael Erdelyan and Belinda Erdelyan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of August, 2006.

BRIAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Public

My Commission Expires:

File No.: 5423

EXHIBIT A

BEING Lot No. 6 of Section "A" on the Plan of E. I. DuPont de Nemous and Company's Subdivision of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Cleves Street, at the corner of lots nos. 6 and 7; thence with the line between said lots, eastwardly 75 feet to the corner of lots nos. 1 and 6; thence with the line between said lots, northwardly 69.7 feet to the southerly margin of 4th Street; thence with the southerly margin of said Street, westwardly 64.9 feet to the beginning of a curve; thence around said curve with a radius of 10 fee, to the easterly margin of Cleves Street; thence with the easterly margin of said Street, southwardly 59.6 fee to the beginning.

Being the same property conveyed to Michael Erdelyan and wife, Belinda Erdelyan by deed form Virginia M. Hackett of record in Book 10793, page 973, Register's Office for Davidson County, Tennessee.