WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/06 10:43 2 pgs
Fees:13.00 Taxes:673.40

20061019-0129835

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-22-09
(AFFIX SEAL)

JACK EVANS GRATTON II
Notary Public
At Large
RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cephas Tardzer	Cephas Tardzer	~~HW 23600~~ 92-06/361
(NAME)	(NAME)	
1430 Peachpark Lane	1430 Peachpark Lane	
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28216	Charlotte, NC 28216	
(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, Jillian Etherington and Deborah Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cephas Tardzer, married, 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. 41 on the map of L.C. Thuss Subdivision of part of the Barrow Lands, of record in Plan Book 547, Page 102, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Deborah Smith and Jillian Etherington by Warranty Deed dated February 19, 2003 from Newt A. Solomon, Trustee of the Newt A. Solomon Revocable Living Trust and Eloise B. Solomon, Trustee of the Eloise B. Solomon Revocable Living Trust of record in Instrument No. 20030220-0022420 of the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 738 29th Avenue North, Nashville, TN 37209

(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 13th day of October, 2006.

Jillian Etherington

Deborah Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 13th day of October, 2006, before me personally appeared Jillian Etherington and Deborah Smith, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 13th day of October, 2006.

Commission expires: 6-22-08

JACK EVANS CRITTON, II
Notary
At
Large
RUTHERFORD COUNTY

Notary Public