BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW LLC
4301 HILLSBORO ROAD, STE 30[illegible]
NASHVILLE, TN 37215

GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 3/21/09
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant 10/24/06

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Visuvalingam Vilvarajah	SAME	Map 92-13
(NAME)	(NAME)	Parcel 64
2473 Baker Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072		
(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, **EVELYN S. POSTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VISUVALINGAM VILVARAJAH, UNMARRIED,** 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. 4 on the Plan of Block 2, Charlotte Park Company's Second Addition to Nashville, of record in Plat Book 57, pages 160-161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Larry D. Poston and wife, Evelyn S. Poston, by deed from Homer Jackson Cantrell and wife, Eusa Mai Cantrell, of record in Book 5127, page 331, said Register's Office. Larry D. Poston has since died, vesting title solely in Evelyn S. Poston as the surviving tenant by the entirety.

This conveyance is subject to (a) 2006 real property taxes and (b) all matters appearing on the plan of record in Book 57, pages 160-161, said Register's Office.

Susan Jane Killebrew is executing this deed on behalf of Evelyn S. Poston pursuant to Power of Attorney of record in Instrument #20061023-0131141, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3507 Charlotte Avenue, Nashville, Tennessee 37210

(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.

Davidson County DEEDWARR
Recvd: 10/26/06 10:18 2 pgs
Fees:13.00 Taxes:555.00

20061026-0132755

Witness my hand this 24 day of October, 2006.

Evelyn S. Poston By Susan Jane Killebrew, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of October, 2006, before me personally appeared Susan Jane Killebrew, to me known to be the person who executed the foregoing instrument on behalf of Evelyn S. Poston and acknowledged that she executed the same as the free act and deed of Evelyn S. Poston.

Witness my hand and official seal at Nashville, Tennessee this 24 day of October, 2006.

Commission expires:



Notary Public