WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/06 10:33 2 pgs
Fees:13.00 Taxes:388.50

20061102-0136126

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2008

(AFFIX SEAL)

Notary At Large

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	92-6/433
(NAME)	(NAME)	
813Lena Street	813 Lena Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Nashville, TN 37208	
(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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cephas Tardzer and wife, Priscilla Tardzer, 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 the northerly 37 feet of Lot No. 13 of and the southerly one foot of Lot 12 on the map of Lena Court, as of record in Book 1835, page 8, Registers Office for Davidson County, Tennessee.

Included in this description but excluded here from is the property conveyed to Timothy Calvo and wife, Tina Calvo, of record in Instrument No. 20041103-0132188, said Register's Office.

Being a portion of the same property conveyed to Jillian Etherington by Warranty Deed Dated April 10, 2006 from Melvin S. Johnson and wife, Whelen J. Johnson of record in Instrument No. 20060418-0043825 of the Registers Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 813 Lena Street, Nashville, TN 37208

(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 26th day of October, 2006.

Jillian Etherington

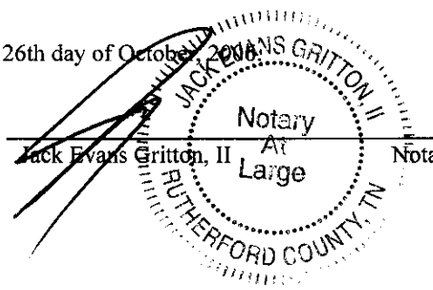
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 26 day of October, 2006, before me personally appeared Jillian Etherington, 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 26th day of October, 2006.

Commission expires: June 22, 2008



Jack Evans Gritton, II — Notary Public