# WARRANTY DEED

JEFF T. GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Affiant

Subscribed and sworn to me on December 1, 2006

NOTARY PUBLIC

My Commission Expires: 7/25/09

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 12/04/06 16:23 2 pgs
Fees:13.00 Taxes:1128.50

20061204-0149597

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Amanda V. Speed and Eileen P. Petralia<br>4611 Nevada Avenue<br>Nashville, TN 37209 | Access National Mortgage<br>1800 Robert Fulton Drive<br>Suite 350<br>Reston, Virginia 20191 | 091-16-0-118.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Holly M. Diller, a married person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Amanda V. Speed, unmarried and Eileen P. Petralia, unmarried, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 512, Of Block 24, on the plan of Charlotte Park Addition to West Nashville of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 512 fronts 60 feet on the southerly margin of Nevada Avenue, formerly 3rd Avenue, and extends back between parallel lines with the easterly margin of 47th Avenue North, formerly Sixth Street, 150 feet to an alley. Description taken from a survey dated July 24, 2000 made by John Kohl & Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203.

Being the same property conveyed to Holly M. Diller by Warranty Deed dated August 31, 2004 from Greg W. Summey and wife, Janet L. Summey of record in Instrument No. 20040907-0107326, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for 2007 and all subsequent years, a lien, but not yet due and payable; and

2. Subject to all matters appearing on the Plan of record in Book 57, Pages 102 and 103, Register's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4611 Nevada Avenue, Nashville, TN 37209

**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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

John C. Diller, husband of Holly M. Diller, joins in this conveyance for the purpose of transferring any marital interest he may have in the property.

**WITNESS** our hands on December 1, 2006.

Holly M. Diller

John C. Diller

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On December 1, 2006, before me personally appeared Holly M. Diller and husband, John C. Diller, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 1, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE