Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/30/07 09:01 1 pgs
Fees:13.00 Taxes:721.50

20070130-0012099

WARRANTY DEED

Preparer's File #-07A0006

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2007.

(Affix Seal) Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jemina Pearl Abegg and Michelle Abegg	SAME	83-6-63
818 Setliff		
Nashville, Tennessee 37206		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, AARON FORTNER AND JASON MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEMINA PEARL ABEGG, A SINGLE WOMAN AND MICHELLE ABEGG, A MARRIED WOMAN, as tenants in common with right of survivorship, hereinafter called the Grantee(s), their heirs and assigns, that 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. 34 on the map of Roy F. Williams Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron Fortner and Jason Minor by Warranty Deed from Mattie Lou Bernier, dated April 10, 2006 and filed of record in Instrument Number 20060418-0044261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **818 Setliff, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **17th** day of **January, 2007**:

Aaron Fortner

Jason Minor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AARON FORTNER AND JASON MINOR, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 17th day of January, 2007.

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON