WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/07 14:50 2 pgs
Fees:13.00 Taxes:486.55
20070202-0014227

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

File No. 2707

Box 18B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill L. Falzetti	Churchill Mortgage	135-12B-55
(NAME)	(NAME)	
2050 Nashboro Blvd.	761 Old Hickory Blvd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Brentwood, TN 37027	
(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, Lizabeth D. Gremillion, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jill L. Falzetti and Louis G. Falzetti, 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 Unit and Lot No. 55, as shown on a plan entitled " Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat Book 11700, Page 49 and 50, Register's Office for Davidson County, Tennessee, which plan is hereby referenced for a more complete and accurate description.

Being the same property conveyed to Lizabeth D. Gremillion, unmarried, by Warranty Deed dated February 28, 2002, from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, as of record in Instrument Number 20020306-0028330, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lizabeth D. Gremillion by Van Calhoon as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070202-0014226, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2050 Nashboro Boulevard, Nashville, TN 37217

(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 29th day of January, 2007.

Lizabeth D. Gremillion by Van Calhoon, atty-in-fact

Lizabeth D. Gremillion
By: Van Calhoon as her Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lizabeth D. Gremillion, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2007.

Commission expires: November 14, 2009

Sarah Drenske

Notary Public

