WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY 2007.

Notary Public

MY COMMISSION EXPIRES: 1-26-08
(AFFIX SEAL)

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP
2310 WEST END AVE
NASHVILLE TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Eller	OWNER	105-13-0-314.00
(NAME)	(NAME)	
929 Lawrence Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/02/07 15:42 1 pgs
Fees:13.00 Taxes:758.50
20070202-0014333

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, Willie P. Carney, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael B. Eller, and wife, Tammy Eller, 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(s) 2, as shown on the map entitled Waldkirch's Subdivision of Lot Nos. 8 and 9 on the W.L.B. Lawrence Plan, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIE P. CARNEY AND WIFE, LOUISE GUTHRIE CARNEY, by deed from H. E. WAGNER AND WIFE, IDA M. WAGNER, of record in Book 4445, page 229, dated September 8, 1970, said Register's Office. The said Louise Guthrie Carney having since died.

unimproved ☐

This is improved ☒ property, known as 929 Lawrence Ave., Nashville, TN 37204
(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 our hands this 29th day of January 2007.

Willie P. Carney
Willie P. Carney by Phyllis A. Hines as Attorney-in-Fact
by Phyllis A. Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January 2007, before me personally appeared Phyllis A. Hines to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Willie P. Carney and who acknowledged that he executed same as the free act and deed of said Willie P. Carney by virtue of that Power of Attorney, duly executed by the said Willie P. Carney and appearing of record as Instrument No. 20070130-0012388 Register's Office for Davidson County, Tennessee.

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

Commission expires:

Notary Public