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Davidson County DEEDWARR
Recvd: 02/21/07 08:32 2 pgs
Fees:13.00 Taxes:25.90

20070221-0021209

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2007 Notary Public MY COMMISSION EXPIRES: July 19, 2008. (AFFIX SEAL)

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Sox	Eric Sox	93-16-401
(NAME)	(NAME)	
124 Meredith Avenue	7051 Hwy 70 South Ste 315	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, Tennessee 37221	
(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, **Lonnie R. Puterbaugh and Karen M. Puterbaugh, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Sox**, 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 part of Lot No. 16, Block G, in the Hermitage Addition to Nashville, as of record in Plan Book 57, page 43, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 16 begins at a point, which point is the intersection in the north margin of Meredith Avenue, at the east margin of a 20 foot alley, said point being the same point as shown for the southwest corner of Lot No. 16 as shown on the Plan of the Hermitage Addition to the City of Nashville, as recorded in Plan Book 57, page 43, Register's Office for Davidson County, Tennessee; thence from said point in the northerly direction along the east margin of said 20 foot alley, 100f eet to a point, said point being the southwest corner of property conveyed to John V. Beall and wife by deed of record in Book 2436, page 531, Register's Office for said County; thence in an easterly direction along Beall's westerly line 25 feet to a point; thence in a southeasterly direction along John V. Beall's southwesterly line, 65 feet more or less to a point in the northwesterly margin of Meredith Avenue; Thence southwesterly along said margin of Meredith Avenue 70 feet more or less to the pint of beginning.

BEING the same property conveyed to Lonnie R. Puterbaugh and Karen M. Puterbaugh, husband and wife by Deed from Beacon Homes of record in Instrument NO. 20061115-0141590 said Register's Office.

unimproved ☒

This is improved ☐ property, known as 124 Meredith Avenue, Nashville, TN 37210
(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 15th day of February, 2007.

Lonnie R. Puterbaugh

Karen M. Puterbaugh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Lonnie R. Puterbaugh and Karen M. Puterbaugh, husband and wife**, with whom I am personally acquainted, and whom, upon oath, acknowledged **themselves** to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2007.

Commission expires: July 19, 2008

Justin Tatum Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires JULY 19,2008