WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/07 14:09 2 pgs
Fees:13.00 Taxes:340.40

20070316-0032514

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley N. Kendall and Thomas R. Dixon	America's Wholesale Lender	Map 71-8
(NAME)	(NAME)	
517 Edwin Street	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Calabasas, CA 91302-1613	Parcel 358
(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, **Jillian Etherington, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley N. Kendall and Thomas R. Dixon**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 517 Edwin Street, Nashville, TN 37207
(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 9 day of March, 2007.

Jillian Etherington

STATE OF TENNESSEE
COUNTY OF Davidson

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2007.

Commission expires: 10/26/08

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Personally appeared before me, the undersigned, a notary public, Jillian Etherington, the within named bargainor with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

EXHIBIT A

Being Lot No. 35 on the Map of Rawls Tract Subdivision, not of record, and described according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, August 6,1947 as follows:

Beginning at a point in the north margin of Edwin Street, or Avenue, the corner of Lot Nos. 35 and 36; thence with the line between said lots northerly 184 feet to a point; thence easterly 50 feet to the corner of Lot Nos. 34 and 35; thence with the line between said lots; southerly 1874 feet to the north margin of Edwin Street; thence with the margin of the same, westerly 50 feet to the beginning.

Being the same property conveyed to Jillian Etherington, unmarried by Deed from Roy Jones, filed for record 08/24/2006 as Instrument No. 20060824-0104776, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 1424, Page 84, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 1516, Page 415, Register's Office of Davidson County, Tennessee.