WARRANTY DEED

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37215
File #26437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 22, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Ketcham Secor	SunTrust Mortgage, Inc.	83-06 51
(NAME)	(NAME)	
1611 Franklin Avenue	201 4th Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(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,

Amy Beth Eller, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jay Ketcham Secor and wife, Lydia Child Peelle,

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 Lot No. 10 of Block "C" on the Plan of the Subdivision of Lots 8, 9, 10 and part of Lot 7, Block "A", Lots 13 & 14, Block "B" and all of Block "C" of the Weakley Place as of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Beth Eller, unmarried and Margie B. Graf, unmarried by Deed from Joseph R. Hardesty, a single person dated October 24, 2005, of record in Instrument No. 20051026-0129142, Register's Office for Davidson County, Tennessee. The said property being further conveyed to Amy Beth Eller, unmarried by Quitclaim Deed from Margie B. Graf, unmarried dated August 31, 2006 of record in Instrument No. 20060913-0113230, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1611 Franklin Avenue, Nashville, TN 37206

(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 10th day of April, 2007.

Davidson County DEEDWARR
Recvd: 04/13/07 13:47 2 pgs
Fees:13.00 Taxes:1056.35
20070413-0044741

Amy Beth Eller

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 10th day of April, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Amy Beth Eller, unmarried, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 10th day of April, 2007.

Commission expires: 1-20-09

Lauren M Rickels

Notary Public

