This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3042**

File 43

Davidson County DEEDWARR
Recvd: 05/11/07 13:24 2 pgs
Fees:13.00 Taxes:425.50
20070511-0056836

WARRANTY DEED

THIS INDENTURE, made and entered into this **April 26, 2007** ,by and between **Penelope A. Adgent (f/k/a Penelope A. Finney) married**, parties of the first part, and **William C. Ernst, a single man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Burchwood Gardens, Section II, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 106 fronts 80 feet on the southwesterly side of Welcome Lane and extends back between parrallel lines 150 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Robert A. Armstrong and wife, Mary P. Armstrong to Penelope A. Adgent as recorded on the 28th day of January, 1976 in Book 4992, Page 347 and Warranty Deed from Terry L. O'Brien and wife, Melonyee C. O'Brien to Robert A. Armstrong and wife, Mary P. Armstrong and daughter Penelope A. Finney as recorded on the 19th day of December, 1967 in Book 4198, Page 736, in the Register's Office of Davidson County, Tennessee.

Robert B. Adgent executes this document with the consent of grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by 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.

Parcel ID # **073-09-0-094.00**
☒ Improved OR
☐ Unimproved property located at: **1820 Welcome Lane, Nashville, TN 37216**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Penelope A. Adgent

Robert B. Adgent

STATE OF **Tennessee**

COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Penelope A. Adgent (f/k/a Penelope A. Finney) and Robert B. Adgent** to me known to the persons (or proved on a satisfactory basis) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 26th day of April, 2007.

Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

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Owner's Name: **William Clayton Ernst**

and Address: **1820 Welcome Lane, Nashville, TN 37216**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$115,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **4/26/2007.**

Notary Public

My Commission Expires: 3-30-2010

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY