Davidson County DEEDWARR
Recvd: 06/26/07 10:23 2 pgs
Fees:13.00 Taxes:505.61

20070626-0076107

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$136,650.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2007.

Notary Public

My commission expires:

(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

[illegible] Inc.

615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Constance A. Sinclair	Connie Sinclair	083-03-0-095
2107 Early Ave	925 Halcyon Ave.	
Nashville, Tennessee	Nashville, TN 37204	

FOR AND IN 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 ACKNOWLEDGE, WE,

Melissa Lundgren, an unmarried person,

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

Constance A. Sinclair, unmarried

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. 2, on the plan of the Re-Subdivision of Lots 32 and 33 of Pontotoc Subdivision, of record in Book 4595, page 66, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Melissa Lundgren by instrument executed October 15, 2003, which is of record as Instrument No. 20031017-0154057, and by Instrument Number 20050302-0023187, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of the Re-Subdivision of Lots 32 and 33 of Pontotoc Subdivision, of record in Book 4595, page 66, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office.

This is improved property, known as **2107 Early Ave., Nashville, Tennessee**

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 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 convenant 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/our hand(s) this 20th day of June, 2007.

Melissa Lundgren

Melissa Lundgren

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Melissa Lundgren,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **June, 2007.**

William B. Gregory

Notary Public



My Commission Expires: 3-30-2010