WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/07 14:13 2 pgs
Fees:13.00 Taxes:916.79

20070815-0097681

22848

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,781.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF August, 2007.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Donna Jetter	SAME	
23 Waters Ave		Map and Parcels 83-7-25 and 83-7-26
Nashville TN 37206		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK LEPERA, a married person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto DONNA JETTER, unmarried, hereinafter called the GRANTEE(S), her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Lot No. 7:

Land in Davidson County, Tennessee, being the east half of Lot 7 in George C. Water's Second Addition to Nashville, of record in Book 161, page 172, Register's Office for said County, described as follows:

Said part of said lot fronts 50 feet on the northerly side of Waters Avenue and extends back northerly between parallel lines 160 feet to an alley in the rear.

Lot No. 8:

Land in Davidson County, Tennessee being the west half of Lot 8 in George C. Water's Second Addition to Nashville, of record in Book 161, page 172, Register's Office, Davidson County, Tennessee, described as follows:

Said part of said lot fronts 50 feet on the northerly side of Waters Avenue and extends back northerly between parallel lines 160 feet to an alley in the rear. Description taken from the previous warranty deed.

Being the same property conveyed to Mark LePera by Warranty Deed from Michael Chelius, unmarried of record in Instrument No. 20051220-0152501, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2007 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcels 83-7-25 and 83-7-26.

b. All matters appearing on the Plan of George C. Water's Second Addition of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 27 A, B, C & D Waters Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE(S), her heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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 10th day of August, 2007:

Mark LePera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named MARK LEPERA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 10th day of August, 2007.

Notary Public

My Commission Expires: 12-13-2008

