Davidson County DEEDWARR
Recvd: 10/12/07 12:00 2 pgs
Fees:13.00 Taxes:669.70

20071012-0121465

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$181,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2007.

Notary Public

My commission expires: 5/24/08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Liberty Escrow, 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 |
|---|---|---|
| **Emily Baranowski & Azal Khan** | Bank of America | 073-09-0-094.00 |
| **1820 Welcome Lane** | 9000 Southside Blvd | |
| **Nashville, Tennessee 37216** | Jacksonville FL 32256 | |

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,

**William Clayton Ernst, a single man**

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

**Azal Khan and wife, Emily Baranowski**

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. 106, on the plan of Burchwood Gardens, Section II, of record in Book 2900 page 66, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William C. Ernst, a single man, by Instrument executed April 26, 2007, which is of record as Inst. No. 20070511-0056836 from Penelope A. Adgent (f/k/a Penelope A. Finney), who acquired the property by instrument executed January 26, 1976, which is of record in Book 4992 page 347, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown on the plan of record in Book 2900 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 **1820 Welcome Lane, Nashville, Tennessee 37216**

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 ~~31st~~ 4th day of ~~August,~~ September 2007.

William Clayton Ernst

**William Clayton Ernst**

Single

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **William Clayton Ernst,** 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 ~~31st~~ 4th day of ~~August,~~ September 2007.

William B. Gregory

**Notary Public**

**My Commission Expires:** 3-30-2010

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds