This Instrument Prepared By:
Thomas I. Boitorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sabrina Overstreet
333 Vivelle Avenue SE
Nashville, Tennessee 37210

SEND TAX BILL TO:
~~**Mortgagee**~~
New Owner

MORTGAGEE:

MAP 105-16
GROUP
PARCEL 252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeremy Fish, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sabrina Overstreet and Brian Barber**, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Jane Watkins Tract, of record in Plan Book 2, page 108, Chancery Court, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description..

Being the same property conveyed to Jeremy Fish by deed from Steve Chaisson of record in Instrument no. 20061117-0143015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **333 Vivelle Avenue SE, Nashville, Tennessee 37210.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

Davidson County DEEDWARR
Recvd: 11/14/07 10:12 2 pgs
Fees:13.00 Taxes:545.62
20071114-0133479

WITNESS my hand this the **9th** day of **November, 2007.**

Jeremy Fish

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeremy Fish**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein containedand he further acknowledged that he is the Attorney in Fact for _____, and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of _____ as her free act and deed..

WITNESS my hand and official seal this 9th day of November, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $147,465.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of November, 2007.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE: COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, KAREN C ASPLINT, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN JEREMY FISH AND STEPHANIE FISH, THE BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, WITNESS MY HAND AND SEAL AT NASHVILLE TENNESSEE THIS 9TH DAY OF NOVEMBER, 2007.

My Commission Expires
7-5-11

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212