File No. 271100274

WARRANTY DEED

Lisa Hodges
State of Tennessee
Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/12/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/19/07 10:49 2 pgs
Fees:13.00 Taxes:444.00
20071119-0135087

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Sweat Jr.	First Tennessee Home Loans	Map 073-03-0046.00
(NAME) 2532 Timwood Dr.	(NAME) P.O. Box 7481	
(ADDRESS) Nashville, Tennessee 37214	(ADDRESS) Springfield, OH 45501-7481	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **NOVA ELIZABETH JAMISON, BELINDA LEE ERDELYAN, and MICHAEL WESLEY ERDELYAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH A. SWEAT, JR. and wife, KIMBERLY D. SWEAT,** HEREINAFTER CALLED THE GRANTEE(S), 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. 40 on the Plan of Section I, Sutherland Heights, of record in Book 2663, page 18, Register's Office of said County, and more particularly described as follows:

BEGINNING at a point in the southerly margin of Timwood Drive at the common corner of Lots No. 39 and 40; thence westerly along said Drive 25 feet to a monument; thence continuing along a slight curve westerly 36.13 feet to another monument; thence continuing in a westerly direction 73.4 feet to the corner of Lots No. 40 and 37; thence in a northeasterly direction along the line between Lots No. 37, 38, and 40, 237.0 feet to the corner of Lots No. 38, 39, and 49; thence with the line between Lots No. 39 and 40 in a northwesterly direction 130 feet to the point of beginning.

Being the same property conveyed to Nova Elizabeth Jamison, Belinda Lee Erdelyan and Michael Wesley Erdelyan, by Executor's Deed dated September 13, 1998 of record; recorded in Deed Book 11114, page 240-241, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2532 Timwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 15th day of November, 2007.

Michael Wesley Erdelyan
Michael Wesley Erdelyan

Nova Elizabeth Jamison by
Belinda Lee Erdelyan, AIF
Nova Elizabeth Jamison, by Belinda Lee Erdelyan as Attorney in Fact

Belinda Lee Erdelyan
Belinda Lee Erdelyan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Belinda Lee Erdelyan and Michael Wesley Erdelyan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 15th day of November, 2007.

Commission expires: 02/12/08

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

* 20071119-0135086

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Belinda Lee Erdelyan, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book *, Page _____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Nova Elizabeth Jamison (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this the 15th day of November, 2007.

My Commission Expires:.

02/12/08

Notary Public.

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

File Number: 271100274

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075