This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3037**

Davidson County DEEDWARR
Recvd: 02/08/08 09:51 3 pgs
Fees:18.00 Taxes:647.50
20080208-0013084

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th **day of** February, 2008 by and between **Kenneth R. Arambasick and wife, Nancy J. Arambasick,** parties of the first part, and Flora McBride, unmarried woman, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 133 ON THE PLAN OF BAYVIEW ESTATES, PHASE ONE, FIRST REVISION (A PLANNED UNIT DEVELOPMENT) OF RECORD IN PLAT BOOK 9700, PAGE 920, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KENNETH R. ARAMBASICK AND NANCY J. ARAMBASICK BY WARRANTY DEED FROM GAIL M. JOHNSON, RECORDED ON THE 27TH DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021127-0147037, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **136-05-0A-037.00 CO**
☒ Improved OR
☐ Unimproved property located at: **2929 Harbor Lights Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kenneth R. Arambasick
Kenneth R. Arambasick

Nancy J. Arambasick
Nancy J. Arambasick

STATE OF ~~Tennessee~~ RM Texas

COUNTY OF ~~Davidson~~ El Paso

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth R. Arambasick and Nancy J. Arambasick** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this day of , May 24, 2007

Notary Public

My Commission Expires: 7-27-2008

ROSANNA MALDONADO NOTARY PUBLIC STATE OF TEXAS EXPIRES 07-27-2008

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Owner's Name: Flora McBride

and Address: **2929 Harbor Lights Drive, Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

First Horizon Home Loans
1555 W Walnut Hill Lane #200
Irving TX 75038

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STATE OF TENNESSEE; COUNTY OF WILLIAMSON

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 175,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of Feb, ~~2007.~~ 2008

Notary Public

My Commission Expires: 5/24/08

Jessica Talbott State of Tennessee Notary Public Davidson Co.

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Jessica Talbott
State
of
Tennessee
Notary
Public
Davidson Co.

My Commission Expires: 05/24/2008

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