FILE NO. SP45646

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Davidson County DEEDWARR
Recvd: 02/28/08 11:41 2 pgs
Fees:13.00 Taxes:443.63

20080228-0019687

# WARRANTY DEED

ALAN D. MARCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Ericka Hunter** | **RLCA** | **82-12-91** |
| (NAME) **829 Ramsey Street** | (NAME) **2350 East Devon Avenue, Suite 300** | |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) **Des Plaines, IL , 60018** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Julie Flesner, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ericka Hunter**, 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:

A certain parcel of land in Davidson county, state of Tennessee, described as follows:

Being a part of lot 21 in the Neil S. Brown Addition to Nashville, a plan of which is of record in book 2, page 100, chancery court at Nashville, Tennessee.

Said part of lot 21, begins at a point on the north side of Georgia Street, now Silverdene Place, 50 feet west of Ninth Street; thence northwardly 150 feet to an alley; thence with said alley, westwardly 50 feet; thence in a straight line southwardly 150 feet to the north margin of Georgia Street; thence with the north margin of said street, eastwardly 50 feet to the beginning.

Being the same property conveyed to Julie Flesner, a single person by Deed from Eric Sox dated May 9, 2006 of record in Instrument No. 20060511-0055303 in the Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Old Republic National Title Insurance Co. dated August 6, 2007 and filed for record in Instrument No.20070807-0093777 Register's Office for said county.

unimproved ☐

This is improved ☒ property, known as **829 Ramsey Street, Nashville, TN 37206**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 covenant 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 hand this **25th day of February, 2008**.

**Julie Flesner**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Julie Flesner, a single person with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2008.

Commission expires:

Notary Public