SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Ken Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April 2008, 2008

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LEEZA OSBORNE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT6033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Lebel	Peoples Home Equity	072-11-0 437.00
(NAME)	(NAME)	
2101 Riverside Drive	4300 Sidco Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Sheryl L. Murray and Sheila D. Barnard, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Greg Lebel,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 3 on the Plan of Riverside Drive Subdivision of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sheryl L. Murray and Sheila D. Barnard, as joint tenants with right of survivorship, by Warranty Deed from Christian Properties, Inc. dated April 29, 2004 and recorded May 12, 2004 in Instrument Number 20040512-0055431, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2101 Riverside Drive Nashville 37216
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Greg Lebel, and his/her/their assigns, forever.

Said Sheryl L. Murray and Sheila D. Barnard., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 04/10/08 11:25 2 pgs
Fees:13.00 Taxes:495.80
20080410-0036386

April 1st

IN WITNESS WHEREOF, the said Sheryl L. Murray and Sheila D. Barnard., has executed this deed this ~~March 24,~~ 2008

Sheryl L. Murray

Sheryl L. Murray

Sheila D. Barnard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sheryl L. Murray and Sheila D. Barnard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself/themselves to be the within named bargainor/s and that he/she/they as such , executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ~~March 24, 2008~~ April 1, 2008

Karen L. Trusty
State of Tennessee Notary Public
Rutherford County

Commission expires: 6-22-08

Notary ~~Public~~

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

RT6033