(2)

File No. 280400094

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/22/08 10:28 2 pg
Fees:13.00 Taxes:869.50

20080422-0040961

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-18-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria M. Ealom	Victoria M. Ealom	172120A168.00 CO
(NAME) 512 Bradford Hills Place	(NAME) 512 Bradford Hills Place	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, I, LisBeth L. Wendt, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Victoria M. Ealom, hereinafter called the grantee(s), HER 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. 105 on the Plan of Section Sixteen, Bradford Hills of record in Plat Book 7900, Page 908, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LisBeth L. Wendt, unmarried by Warranty Deed from James W. Dilg, Jr. and wife, Deidre J. Dilg of record in Instrument No. 20021205-0150026, Register's Office for Davidson County, Tennessee dated 11/22/02.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Boundary Plat Book 7900, Page 6, Register's Office of said County.

Subject to all matters as set forth per Plat Book 7900, Page 908, Register's Office of said County.

Restrictions of record in Book 8069, Page 170 and in Book 9607, Page 330, said Register's Office.

Bylaws of record in Book 8071, Page 531, said Register's Office.

HOA charter of record in Book 8071, Page 520, said Register's Office.

Quitclaim to HOA for open space of record in Book 9779, page 672, said Register's Office.

Water easement of record in Book 8377, Page 769, said Register's Office.

Sewer easement of record in Book 8377, Page 808, said Register's Office.

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 512 Bradford Hills Place, Nashville, TN 37211
(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), HER 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), HER 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 18th day of April, 2008.

LisBeth L. Wendt by J. Charles Kelly, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Charles Kelly, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of LisBeth L. Wendt, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 18th day of April, 2008.

Commission expires: 5-18-10

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 280400094

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027