File No. 280400007

WARRANTY DEED

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$144,500.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 2, 2010

(AFFIX SEAL)

TAMILYN DERRYBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/22/08 13:41 2 pgs
Fees:13.00 Taxes:534.65

20080422-0041110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Kerce	Wells Fargo Bank, N.A.	**Map 95.05-0B**
(NAME)	(NAME)	**Parcel 66.00 CO**
2120 Lebanon Pike #40	P.O Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Springfield OH 45501-5708	
(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,

Trina L. Dion, a single person,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Sarah E. Kerce, a single woman,

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 Unit No. 40, on the Master Deed of Easthaven Townhomes, of record by Instrument No. 20010806-0083543 (erroneously stated as 0010806-0083543 in the Warranty Deed of record by Instrument No. 20040302-0023566 in the Register's Office for Davidson County, Tennessee) and amended by Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031009-0147961 and Instrument No. 20040419-0043570 in the Register's Office for Davidson County, Tennessee, to which Master Deed of reference is made for a more complete description of said Unit.

Being the same property conveyed to Trina L. Dion, a single person by Warranty Deed dated February 27, 2004 from R.J. York Homes, LLC, of record by Instrument No. 20040302-0023566 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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 **2120 Lebanon Pike #40, Nashville, TN 37210**

(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 hand this 18th day of April, 2008.

Trina L. Dion

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Trina L. Dion, a single person** 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 18th day of April, 2008

Commission expires: 8/23/11

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

File Number: 280400007

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072