File No. 280401127

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/08 14:29 2 pgs
Fees:13.00 Taxes:592.00

20080527-0053870

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/21/2011

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

~~Prepared by & Return to:~~
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #211C
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin J. Luebke	SAME	120-10-011.00
(NAME)	(NAME)	
332 Pineway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, WE, **ERIC GRIDER AND WIFE, JANET GRIDER**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN J. LUEBKE AND MELISSA B. LEEDY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 36 on the Plan of SEVEN OAKS, SECTION NO. 2, as shown by plat of record in Plat Book 2133, Page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Grider and wife, Janet Grider by Warranty Deed from Albert L. Thacker and wife, Helen Cope Thacker of record in Instrument No. 20040928-0116725, Register's Office for said County.

Subject to all matters as set forth per Plat Book 2133, Page 36, Register's Office of said County.

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 332 Pineway Drive, Nashville, TN 37217
(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), THEIR 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), 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/our hands this.

Eric Grider

Janet Grider

STATE OF Pennsylvania
COUNTY OF Centre

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric Grider and Janet Grider 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.

Commission expires:

Notary Public

File Number: 280401127
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Commonwealth of Pennsylvania
NOTARIAL SEAL
LINDA L. TURNER, Notary Public
College Township, County of Centre
My Commission Expires March 20, 2010