Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

6080234

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
Jeffrey M Waldman and Kelley B Waldman, husband and wife
4300 Lealand Lane
Nashville, TN 37204

Send Tax Bills To:

First Tennessee Home Loans
1555 W Walnut Hill Lane #200
~~MC 6712~~ Irving, TX 75038

Map & Parcel Nos.:
132-02-0-075.00

Davidson County DEEDWARR
Recvd: 06/03/08 11:01 2 pgs
Fees:13.00 Taxes:2386.50
20080603-0056418

WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of May, 2008, by and between **Timothey Jeffus**, joined by his wife **Kerstin M Jeffus** party of the first part, and **Jeffrey Michael Waldman and Kelley Waldman, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **SIX HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($645,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 11 on the Plan of Glendale Park, Section II, as of record in Book 1130, Page 61, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Timothey Jeffus from Melanie Francis, a single person by deed dated October 31, 2006, of record in Instrument # 20061113-0140602 in the records for Davidson County, TN.

Being the same property conveyed to Melanie Francis, a single person from James Mitchell Johnson and wife, Elise A. Johnson by deed dated July 13, 2005, of record in INstrument # 20050713-0081183 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Timothey Jeffus

Kerstin M Jeffus

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothey Jeffus and Kerstin M Jefus husband and wife,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30 **day of** May, 2008

My commission expires: 5/2/2011

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$645,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30 **day of** May, 2008

PROPERTY ADDRESS:
4300 Lealand Lane
Nashville, TN 37204

Keri Duncan
State of Tennessee Notary Public
Davidson County