# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/08 13:01 2 pgs
Fees:13.00 Taxes:601.25
**20080606-0058365**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$162,500.00.**

Affiant

Subscribed and sworn to before me this 6th day of June, 20 08.

Notary Public
My Commission expires: (Affix Seal)

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 10, 2011

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Andreas Albert | Andreas Albert | 105-01-0-238.00 |
| P O Box 121406<br>1216 15th Avenue | P O Box 121406 | |
| Nashville, TN 37212 | Nashville, TN 37212 | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andreas Albert**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot on 15th Avenue, South, being the north 50 feet of the south 100 feet of the east part of Lot 25 on the Map of O..B. Hayes Plan of Large Lots called Rokeby, of record in Book 21, page 87, Register's Office for said County.**

**Said part of said Lot fronts 50 feet on the west side of 15th Avenue, South, and runs back between parallel lines, parallel to and 205 feet south of the south margin of Edgehill Avenue, 152 feet 6 inches, more or less to an alley.**

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

**Being the same property conveyed to Seth Jennings, from Alfonso Patton, by deed on September 19, 2006, of record in Instrument Number 20060920-0116693, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 87, Register's Office Davidson County, Tennessee.

This is improved property known as: **1211 15th Avenue, Nashville, TN 37212**

**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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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** our hands this June 6, 2008.

**Seth Jennings**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 6, 2008

My commission expires 8/27/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of Davidson

On this 6th day of June, 2008, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck
My Commission Expires:

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 10, 2012