WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 06/26/08 12:20 2 pgs
Fees:13.00 Taxes:279.35
20080626-0065878

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

File No. 3370

After Recording Return To:

Sterling Title Services, 2672 North Mt. Juliet Road, Mt. Juliet, TN 37122

File No. 08491-ST

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Etter	New Owner	080-08-0-093.00
(NAME)	(NAME)	
3214 Panorama Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald Cornelius Frank, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Etter, Unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 189 on the Plan of Section 1, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ronald Cornelius Frank, Unmarried, by Warranty Deed dated April 15, 2004 from SDN, LLC of record in Instrument No. 20040422-0045724, Register's Office for Davidson County, Tennessee. This property has never been the marital residence of Grantor and/or Grantor's spouse.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3214 Panorama Drive, Nashville, TN 37218

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

Witness my hand this 19th day of June, 2008.

Ronald Cornelius Frank

Ronald Cornelius Frank

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Cornelius Frank, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19th day of June, 2008.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY