398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-22-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/02/08 15:00 2 pgs
Fees:13.00 Taxes:1028.60
20080702-0068593

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Ferrell and Georgia Y. Ferrell	Nashville Bank & Trust	
(NAME)	(NAME)	
4400 Belmont Park Terrace, #121	4525 Harding Road	131-3A-121
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37205	
(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, **HEATHER M. MARABETI AND HUSBAND, WILLIAM PINKSTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN A. FERRELL AND WIFE, GEORGIA Y. FERRELL,** 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 Building Site No. 121 on the Plan of Arden Place, Section One, of record in Book 4675, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heather M. Marabeti, an unmarried person by deed from Anne G. Keeble now known as Anne G. Keeble Frazer, a married person, of record as Instrument No. 20011231-0145211, Register's Office for Davidson County, Tennessee.

William Pinkston joins in the execution of this conveyance for the limited purpose of conveying any interest that he may have by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace, #121, Nashville, TN 37215

(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.

Witness my hand this 23rd day of June, 2008.

Heather M. Marabeti

William Pinkston

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 Heather M. Marabeti and William Pinkston, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2008.

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010