File No. 280600275

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~February 24, 2009.~~ 9-19-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/09/08 10:20 2 pgs
Fees:13.00 Taxes:532.80
20080709-0070474

DAVID ROETHER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT, WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
1980 Old Fort Parkway
Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elizabeth Jungers | Elizabeth Jungers | 091-05-0C-710.00CO |
| (NAME) 710 Vernon Ave. | (NAME) 710 Vernon Ave. | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashivlle, TN 37209 | |
| (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, I, Jamie B. Day, an unmarried man, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Elizabeth Jungers, hereinafter called the grantee(s), her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 710 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Co des Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office of Davidson County, Tennessee, including with limitation the By-Laws appended thereto, said Register' Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue Townhomes, of placement of Unit, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877, for a more complete identification and description of said units.

Being the same property conveyed to Jamie B. Day, an unmarried man by Warranty Deed dated April 23, 2007 from Joe B. Hill Jr., an unmarried man recorded May 02, 2007 of record in Instrument No. 20070502-0052143 Register's Office for said County.

Being the same property conveyed to Joe B. Hill Jr., an unmarried man, by Warranty Deed from Vernon Avenue Partners, LLC, a Tennessee Limited Liability Company, dated November 27, 2006, and of record in Instrument No. 20061129-0147453, Register's Office for said County.

Being part of the same property conveyed to Vernon Avenue Partners, LLC, a Tennessee Limited Liability Company by Deed from Henry Sender, Lee Kraft, Executor and Trustee under the Will of Joe Kraft, Deceased and Lauren Sender, now Cooper, dated October 7, 2004, of record in Instrument No. 20041012-0122803, Register's Office for 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 710 Vernon Ave., Nashville, TN 37209
(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), her 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), her 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 1st day of July, 2008.

Jamie B. Day

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jamie B. Day, an unmarried man 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 1st day of July, 2008.

Commission expires: February 24, 2009

Jeanine Smith Notary Public

JEANINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**File Number: 280600275**

**RETURN TO:**
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

**Notary Seal present, but could not be reproduced.**

**Bill Garrett**
**Davidson County Register of Deeds**