# WARRANTY DEED

File Number: 70562

Davidson County DEEDWARR
Recvd: 07/09/08 10:38 3 pgs
Fees:18.00 Taxes:407.00
**20080709-0070497**

STATE OF TENNESSE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lance Myler | Lance Myler | |
| (NAME) | (NAME) | |
| 107 Sadler Court | 107 Sadler Court | 106-13-0-156.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Nashville, TN 37210 | |
| (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, Lee Ann Brebner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lance Myler and Candace Myler, 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:

**107 Sadler Court, Nashville, TN 37210** **Map 106-13-0 Parcel 156.00**

Land in Davidson County, Tennessee, being Lot No. 12 on the Resubdivision of Sadler Place, Section 9, according to the Plat of record in Book 2083, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lee Ann Warrick, unmarried, by Warranty Deed from Woodbine Community Organization, recorded on May 19, 1997 in Book 10457, Page 637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LeAnn Brebner, a married woman, by Quitclaim Deed, from Lee Ann Brebner f/k/a Lee Ann Warrick and Grahame Brebner a/k/a G. J. Brebner, wife and husband, recorded on July 5, 2007 in Instrument No. 20070705-0079843, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 107 Sadler Court, Nashville, TN 37210

(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 30th day of June, 2008.

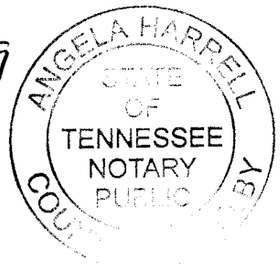
Lee Ann Brebner

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 Lee Ann Brebner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lee Ann Brebner executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2008.

Commission expires: 4/28/09




Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Florence King
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012