WARRANTY DEED

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

HALE E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$133,200.00.**

Affiant

Subscribed and sworn to before me this 30 day of July, 2008

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

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:
Joshua Tolbert	New Owner	083-05-0-064.00
1007 Chicamuaga Avenue		
Nashville, TN 37206		

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, **Adam Ceteras, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua Tolbert, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of the southerly 150 feet of Lot No. 56 on the plan of Stratton and Seymours Addition to Edgefield, now East Nashville, of record in Book 57, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 56 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines, 150 feet to an alley, which was established and shown on the plan of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adam Ceteras, unmarried, and Brian Huffine, unmarried, from Erna C. Smith, a widow, by deed on April 25, 2008, of record in Instrument Number 20080429-0043565, Register's Office for Davidson County, Tennessee. And further conveyed to Adam Ceteras, unmarried by Quitclaim Deed from Brian Huffine, unmarried of record in Instrument Number 20080717-0073400, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 23, Register's Office Davidson County, Tennessee.

This is improved property known as: **1007 Chicamuaga Avenue, Nashville, TN 37206**

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 July 30, 2008.

Adam Ceteras

Davidson County DEEDWARR
Recvd: 08/01/08 14:00 2 pgs
Fees:13.00 Taxes:492.84
20080801-0079381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam Ceteras, unmarried** 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 July 30, 2008

My commission expires 8/23/11

Notary Public

