Davidson County DEEDWARR
Recvd: 11/05/08 14:38 3 pgs
Fees:18.00 Taxes:1206.20
20081105-0110233

Warranty Deed

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $126,000.00. Affiant Subscribed and sworn to before me this the 28th day of October, 2008. Notary Public My commission expires: 10-15-12

JENNIFER THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 202 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100		
Address of New Owner(s) as follows: Kimberly K. Ewell	Send Tax Bills To: Renasant Bank	Map/Parcel Numbers: Map: 83-05
1402 Franklin Avenue	2200 Abbott Martin Road, Suite 103	Parcel: 371
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES D. AMUNDSEN, MARRIED, AND RANDY HALEY, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY K. EWELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 parts of Lots Nos. 4 and 5 of Block 1 on the corrected Plan of T.P. Weakley's Subdivision, of record in Book 421, page 50, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of North 14th Street at the northwest corner of the property conveyed to Robert Lane Lovelace, et ux, by deed of record in Book 1285, page 151, Register's Office for Davidson County, Tennessee, said point being 72.0 feet South of the South margin of Seymore Avenue, formerly Franklin Avenue; thence along Lovelace's North line, eastwardly 111.0 feet to a point on the West line of the property conveyed to Bertha Zeitlin Reiser, by deed of record in Book 1031, page 229, Register' s Office for said county, thence along Reiser's westerly line, northwardly 69.5 feet, more or less, to the South margin of Seymore Avenue; thence with the margin of same, westwardly 97.2 feet to the southeast intersection of the same with North 14th Street; thence with the margin of North 14th Street, southwardly 72.0 feet to the point of beginning.

Being the same property conveyed to James D. Amundsen and Randy Haley by deed from Donald L. Johnson, a single man of record in Instrument 200612200156776, said Register's Office, dated December 4, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 806 N. 14th Street, Nashville, TN 37206. The property is also known as 1402 Franklin Avenue, Nashville, TN 37206.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of October, 2008.

James D. Amundsen

Randy Haley

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James D. Amundsen and Randy Haley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of October, 2008.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

Tonya L. Amundsen, spouse of James D. Amundsen, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Tonya L. Amundsen, by James D. Amundsen, her attorney-in-fact

Tonya L. Amundsen, by James D. Amundsen,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2008, before me personally appeared James D. Amundsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tonya L. Amundsen as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Tonya L. Amundsen.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

11-22-10

My Commission Expires: November 22, 2010

Patricia J. Haley, spouse of Randy Haley, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Patricia J. Haley by Randy Haley, her attorney-in-fact

Patricia J. Haley, by Randy Haley,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of October, 2008, before me personally appeared Randy Haley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia J. Haley as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Patricia J. Haley.

J. Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

