WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2008.

J Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Normand R. Parenteau	SunTrust Mortgage, Inc.	083-06-0-381
(NAME)	(NAME)	
1918 Eastland Avenue	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irvine, CA 92619	
(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, I, **Jami Leigh Cedras, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Normand R. Parenteau, unmarried**, 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 Lot No. 9 and part of Lot No. 8 on the plan of the map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 and part of Lot No. 8 front together 59.5 feet on the southerly side of Eastland Avenue and run back 138.4 feet on the westerly line and 139 feet, more or less, on the easterly line to an alley, measuring 39.5 feet thereon.

Being the same property conveyed to Jami Leigh Cedras, a married woman as her sole and separate property, by Warranty Deed from Edward Lucien Cedras, dated June 30, 2005, as of record in Instrument No. 20050707-0078664, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 332, page 133; restrictions of record in Book 534, page 373; Right of way agreement to Nashville Gas Company of record in Book 8177, page 913; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1918 Eastland Avenue, Nashville, TN 37206

(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.

Ed Cedras joins in this conveyance to convey any marital interest he has in said real estate by virtue of his marriage to the Grantor.

Davidson County DEEDWARR
Recvd: 11/19/08 15:52 2 pgs
Fees:13.00 Taxes:658.23
20081119-0114118

Witness my hand this 14th day of November, 2008.

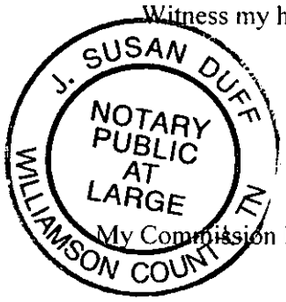
Jami Leigh Cedras

Ed Cedras

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jami Leigh Cedras and Ed Cedras, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of November, 2008.



Notary Public

My Commission Expires: 12-06-2011