WARRANTY DEED

File Number: 70701

Davidson County DEEDWARR
Recvd: 06/10/09 08:14 3 pgs
Fees:18.00 Taxes:381.10
20090610-0053625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 6, 2013

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
Chantel L. Bender	Chantel L. Bender	092-03-B-006.00
(NAME) 1826 Hermosa St.	(NAME) 1826 Hermosa St.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, Khira J. Turner and Julian Jobe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chantel L. Bender, (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:

Tract I, 1826 Hermosa Street, Nashville, TN 37208 **Map 092-03-B Parcel 006.00-CO**

Land in Davidson County, Tennessee, being Lot(s) Unit No. 6 as shown on the map entitled the Dominion Townhomes, Phase II, of record in Exhibit "B" of the Declaration of Covenants. Conditions and Restrictions in Instrument No. 20060315-0029988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completer and accurate legal description

Being the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Andrew Tolbird, as Substitute Trustee, of record on March 18, 2008, in Instrument No. 20080318-0027140, Register's Office for Davidson County, Tennessee. Andrew Tolbird was appointed Substitute Trustee by Instrument No. 20080318-0027140, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Khira J. Turner and Julian Jobe, tenants in common by Warranty Deed from Renasant Bank, executed on March 6, 2009 and recorded on March 23, 2009, in Instrument No. 20090323-0026060, 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 1826 Hermosa St., Nashville, TN 37208
(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 our hands this 5th day of June, 2009.

Khira J. Turner

Julian Jobe

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 Khira J. Turner, and Julian Jobe , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Khira J. Turner and Julian Jobe executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2009.

Commission expires:

My Commission Expires:
May 6, 2013

Rachel L. Bell Notary Public

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PINNACLE
Title & 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 his 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, S. S. Cambridge, 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.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

My Commission Expires MAY 8, 2012