THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09061832**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $178,265.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2009. Notary Public My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Nicholas Preston 1022 Carolyn Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07213003300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheralyn H. Lerner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Preston*** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*** and Jammie Preston, Husband and Wife**

Land in Davidson County, Tennessee, being Lot 41, IRVINGTON, as shown on plat of record in Plat Book 843, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Sheralyn H. Lerner, an unmarried person by Warranty Deed from Leslie A. Miller and Vivian A. Holder, both unmarried persons, recorded on the 10th day of May, 1993 in Book 8943 Page 768, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1022 Carolyn Avenue Nashville TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2009.

Sheralyn H. Lerner

by Kelli Merrill Attorney in fact

BILL GARRETT, Davidson County
Trans:T20090047129 DEEDWARR
Recvd: 07/14/09 09:59 2 pgs
Fees:13.00 Taxes:659.58
20090714-0065629

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Merrill,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Sheralyn H. Lerner,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of July, 2009.

Notary Public

My Commission Expires: 11/22/10



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212