WARRANTY DEED

STATE OF TENNESSE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita M. Fields		105-16-215.00
(NAME)	(NAME)	
2605 Elm Hill Pike, Ste. J	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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,

Fred Robinson Egger and Ann Egger Goldin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anita M. Fields,

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:

Being Lot No. 116 on the Map of Section One, Woodycrest Subdivision, as of record in Book 1835, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 116 fronts 80 feet on the southeasterly side of Woodycrest Avenue and runs back between lines, 158 feet on the southwesterly line and 163.7 feet on the northeasterly line to a dead line in the rear on which it measures 103.8 feet.

Being the same property conveyed to Fred Robinson Egger and Anne Egger Goldin as tenants in common by Quitclaim Deed from William G. Wilkinson, Trustee, executed March 22, 2009, filed of record on June 3, 2009 in Instrument Number 20090603-0051295, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 347 Woodycrest Avenue, Nashville, TN 37210
(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 20th day of July, 2009.

Fred Robinson Egger

Anne Egger Goldin by Fred Robinson Egger Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20090049470 DEEDWARR
Recvd: 07/22/09 11:44 2 pgs
Fees:13.00 Taxes:287.12
20090722-0068768

STATE OF TENNESSE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Fred Robinson Egger, the bargainor*, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of July, 2009, before me, Mark A. Ellmre, the undersigned officer, personally appeared Fred Robinson Egger, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Anne Egger Goldin, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2009.

My commissin epxires: 5/22/2010

Notary Public