# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/09 12:05 2 pgs
Fees:13.00 Taxes:296.00
**20090818-0077615**

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. **$80,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of August, 2009

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Julia Two, LLC | SAME | 072-09-0-243.00 |
| P.O. Box 791 | | |
| Joelton, TN 37081 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerry W. Poston and wife, Martha Poston**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Julia Two, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being the easterly 50 feet of Lot No. 39 on the plan of East Hill Addition, of record in Book 332, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said part of Lot No. 39 fronts 50 feet on the south side of Delmas Avenue and runs back between parallel lines, 191 feet, more or less, to a dead line.**

**Being the same property conveyed to Jerry W. Poston and wife, Martha Poston, by deed from Willie Mae Curtis, unmarried, on August 29, 1980, of record in Book 5644, page 486, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **1014 Delmas Avenue, Nashville, TN 37216**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 11, 2009.

Jerry W. Poston

Martha Poston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry W. Poston and wife, Martha Poston** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 11, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12