BILL GARRETT, Davidson County
Trans:T20090059993 DEEDWARR
Recvd: 09/02/09 08:18 2 pgs
Fees:13.00 Taxes:591.63

20090902-0082185

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Lisa Childers, Grantors
TO: Natalie C. Ostrander & Crystal D. Armentrout, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Natalie C. Ostrander and Crystal D. Armentrout 707 23rd Street Nashville, TN 37209	Same as Owner	091-05-0-278.00

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration, value, whichever is greater, for the transfer is $159,900.00.

Affiant

Subscribed and sworn to before me this the 28 day of August, 2009.

My commission expires: 7-24-10

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Lisa Childers**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Natalie C. Ostrander, unmarried and Crystal D. Armentrout, unmarried as Joint Tenants with the Right of Survivorship,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot number 2 on the Plan of Hayes Subdivision (FINAL PLAT) - Two Lot Subdivision of part of Lot 8 of west Nashville Annex, as of record as instrument 20060127-0010753, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

BEING the same property conveyed to Lisa Childers by warranty deed, recorded June 14, 2007 in Instrument No. 20070614-0071379, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants,

bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 707 23rd Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 28th day of August, 2009.

"GRANTORS"

Lisa Childers

Lisa Childers

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Lisa Childers, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee this 28th day of August, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires

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