# WARRANTY DEED

File Number: 70743

Davidson County DEEDWARR
Recvd: 09/15/09 10:35 3 pgs
Fees:18.00 Taxes:481.00
**20090915-0086042**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Duncan Easterly by Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2009.

WAYNE L. BELL
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Wayne L. Bell
Notary Public

MY COMMISSION EXPIRES: 5/8/12
(AFFIX SEAL)

**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 |
|---|---|---|
| Duncan Easterly* | Duncan Easterly* | 091-05-0-221.00 |
| (NAME) | (NAME) | |
| 609 Nashua Lane | 609 Nashua Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37209 | Nashville, TN 37209 | |
| (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, **Audie J. Johnson d/b/a Cardinal Construction**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duncan Easterly*and Tammy Lynn Evans** married, 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:

**609 Nashua Lane, Nashville, TN 37209** **Map 091-05-0 Parcel 221.00**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Mosswood Heights, Section 2, as of record in Book 4175, page 155, Register's Office of said County, to which said plan reference is made for a more complete legal description.

Being the same property conveyed to Sharon R. Ervin by Warranty Deed from Elmer R. Richardson, recorded on August 2, 1990 in Plat Book, 8165, page 950, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Audie J. Johnson d/b/a Cardinal Construction by Warranty Deed from Sharon R. Stadaker-Ervin, dated May 14, 2009, of record in Instrument Number 20090520-0046590, said Register's Office of Davison County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 609 Nashua Lane, Nashville, TN 37209
(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 my hand this 14th day of September, 2009.

Cardinal Construction

By: Audie J. Johnson
Its: Owner

*Evans, III

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid personally appeared Audie J. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be AUDIE J. JOHNSON of Cardinal Construction, the within name bargagainor, and corporation, and that he as such OWNER, being authorized so to do, execute the foregoing instrument for the purpose for the purposes therein contained, by signing the name of the corporation by the said AUDIE J. JOHNSON as such OWNER.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2009.

DWAYNE L. BELL JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission expires: 5/8/12

Notary Public

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

**MY COMMISSION EXPIRES:** My Commission Expires MAY 8, 2012