WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF OCTOBER, 2009 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES November 7, 2011

MY COMMISSION EXPIRES November

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisabeth Ann Jensen	New Owner	107-14-0-052.00
(NAME) 907 Goodbar Dr	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Wyma Lois Etheredge**, a Widow hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elisabeth Ann Jensen**, 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, said Register's Office, and described as follows:

Said Lot No. 56 fronts 70 feet on the westerly side of Goodbar Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to James A. Etheredge and wife, Wyma Lois Etheredge by Warranty Deed from Malcolm L. Barrett and wife, Rachel S. Barrett, recorded on the 2nd day of December, 1950 in Book 1912, Page 311, in the Register's Office of Davidson County, Tennessee. James A. Etheredge having since died on June 21, 2008 leaving Wyma Lois Etheredge as his sole heir.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 907 Goodbar Dr, Nashville, TN 37217

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, has 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.

BILL GARRETT, Davidson County
Trans: T20090070801 DEEDWARR
Recvd: 10/19/09 09:39 2 pgs
Fees: 13.00 Taxes: 92.50

20091019-0096295

Witness our hands this 2nd day of October, 2009.

Wyma Lois Etheredge by Caryn Christine Crowston attorney in fact

Wyma Lois Etheredge by Caryn Christine Crowston, attorney in fact

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 2nd day of October, 2009, before me personally appeared Caryn Christine Crowston, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Wyma Lois Etheredge, and who acknowledged that she executed the same as the free act and deed of the said Wyma Lois Etheredge, by virtue of a Power of Attorney, duly executed by the said, and appearing of record as Instrument no. 200910190096294, said Register's Office..

Witness my hand and official seal, this 2nd day of October, 2009.

Notary Public

My commission expires: _____

MY COMM... EXPIRES
November 7, 2011