BOX 10-A **WARRANTY DEED**



My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Rebecca S Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Amy Adams Gowan
Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca S. Dean	CWB Mortgage Ventures, LLC dba Birchfield Home Mortgage	
(NAME)	(NAME)	
914 W Eastland Avenue	2021 North Gallatin Road, Suite 280	82-8-127
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Madison, TN 37115	
(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, **ADAM CETERAS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA S. DEAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 13 on the Plan of J.R. Love's Subdivision of the Massengale Tract, of record in Book 547, page 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adam Ceteras and Brian Huffine by deed from Robertson Rentals, LLC, dated August 26, 2008, of record as Instrument Number 20080903-0090074, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Adam Ceteras by deed from Brian Huffine, dated September 3, 2008, of record as Instrument No. 20080903-0090339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes, which have been paid; and (b) all matters appearing on the plan of record in Book 547, page 4, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 914 W Eastland Avenue, Nashville, TN 37206
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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:T20090074292 DEEDWARR
Recvd: 11/02/09 10:10 2 pgs
Fees:13.00 Taxes:813.63



20091102-0100785

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 30th day of October, 2009.

Adam Ceteras

By: Carolyn Adcock A.I.F
Carolyn Adcock, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Adcock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adam Ceteras, and who acknowledged that she executed the same as the free act and deed of Adam Ceteras.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2009.

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010