BILL GARRETT, Davidson County
Trans: T20090075014 DEEDWARR
Recvd: 11/03/09 14:10 2 pgs
Fees: 13.00 Taxes: 925.00

20091103-0101588

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM LAFEVOR DAVIDSON COUNTY, TN

G-RB-09-3209

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Eyler	Regions Bank d/b/a Regions Mortgage	
3209 Overlook Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Birmingham, AL 35244	104-10-0-162.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHRYN R. EYLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER M. EYLER, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 197 ON THE MAP OF R. W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, NOT OF RECORD, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF OVERLOOK DRIVE AT THE COMMON CORNER OF LOTS NOS. 196 AND 197; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTWARDLY 180 FEET TO THE LINE OF LOT NO. 202; THENCE WITH THE LINE BETWEEN LOTS 197 AND 202, NORTHEASTWARDLY 52 FEET TO THE COMMON CORNER OF LOTS 197 AND 198; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTWARDLY 180 FEET TO THE MARGIN OF OVERLOOK DRIVE; THENCE WITH THE SOUTHEASTERLY MARGIN OF SAID DRIVE, SOUTHWESTWARDLY 70 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KATHRYN R. EYLER BY WARRANTY DEED FROM PAUL LANGSTON, AN UNMARRIED PERSON, RECORDED ON THE 4TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070504-0053677, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3209 Overlook Drive, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 30th day of October, 2009.

Kathryn R. Eyler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn R. Eyler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and official~~ seal, this the 30th day of October, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903