Return To:
This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090660

BILL GARRETT, Davidson County
Trans:T20090079039 DEEDWARR
Recvd: 11/20/09 09:23 2 pgs
Fees:13.00 Taxes:703.00
20091120-0106963

**Send Tax Bills To:**
Clinton Hans Ebel
8249 Boone Trace
Nashville, TN 37221

**New Owner is:**
Clinton Hans Ebel
8249 Boone Trace
Nashville, TN 37221

MAP: 126-15-0B

PARCEL: 189.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Frank Blake Tenore and wife, Melany Ann Tenore**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Clinton Hans Ebel and Katie Nicole Price, joint tenants with right of survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument Number 20010515-0049954 and by Surveyor's Certificate of Correction of record in Instrument Number 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank Blake Tenore and wife, Melany Ann Tenore, by Warranty Deed from Adrienne Tajirian by and through her Attorney-in-Fact, J. J. Love, dated 7/28/05 and recorded 8/4/05 in Instrument Number 20050804-0081859, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **8249 Boone Trace, Nashville, TN 37221**

MAT
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10 day of November, 2009.

GRANTOR(S):

**FRANK BLAKE TENORE**

**MELANY ANN TENORE**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **FRANK BLAKE TENORE AND MELANY ANN TENORE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 10 day of November, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires:_____

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 10 day of November, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My commission expires:_____