Tracy

BILL GARRETT, Davidson County
Trans: T20090086139 DEEDWARR
Recvd: 12/22/09 13:20 2 pgs
Fees: 13.00 Taxes: 847.30
20091222-0116456

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2009.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE W. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Box 44

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin R. Denning 191 53rd Ave North Nashville, TN 37209	Pinnacle National Bank 211 Commerce St. Nashville, TN 37201	Map 103 03 0 Parcel 043.00

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, we,

Michael J. Eckrich and wife, Sarah B. Eckrich

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dustin R. Denning

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 2 on the Plan of Siegrist Subdivision, of record in Book 2330, page 131, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No 2 fronts 64 feet on the westerly side of 53rd Avenue, North and runs back 89 feet on the Southerly line and 109 feet on the northerly line to a curved line in the rear on which it measures 66.9 feet.

Being the same property conveyed to Michael J. Eckrich and wife, Sarah B. Eckrich by Warranty Deed from Kenneth Michael Sumners and Tina Maria Forrest, dated June 15, 2007, and recorded in Instrument No. 20070615-0071929, filed in the Register of Deeds Office in and for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 191 53rd Ave North 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(s) this 18 day of December, 2009.

Michael J. Eckrich

Sarah B. Eckrich

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael J. Eckrich and wife Sarah B. Eckrich, with whom I am personally acquainted, (or who 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, at office, this 18 day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, _____, 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 this is a true and correct copy of the original document executed and authenticated according to law.

_____

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on _____

_____
Notary Public

My Commission Expires on _____

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027