WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100018701 DEEDWARR
Recvd: 03/31/10 10:33 2 pgs
Fees: 13.00 Taxes: 492.10
20100331-0023897

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2010

Notary Public

MY COMMISSION EXPIRES: 11/20/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Sitter	New Owner	095050B06600CO
(NAME)	(NAME)	
2120 Lebanon Pike Road #40		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **Sarah E Kerce**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicole Sitter**, an unmarried woman, 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 Unit 40, EASTHAVEN TOWNHOMES, a Planned Unit Development, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah E. Kerce, a single woman by Warranty Deed from Trina L. Dion, a single person, recorded on the 22nd day of April, 2008 in Instrument No. 20080422-0041110, in the Register's Office of Davidson County, Tennessee.

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 2120 Lebanon Pike Road #40, Nashville, TN 37210

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.

Witness our hands this **26th** day of **March, 2010**

Sarah E Kerce

Sarah E Kerce

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Sarah E Kerce**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **March, 2010**

Notary Public

My commission expires: 11/20/11

