# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES 11/22/10
(AFFIX SEAL)

Kate Rosenthal Notary Public State of Tennessee County of Sumner

G-VRE-10-01411

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: (NAME) | MAP-PARCEL NUMBER |
|---|---|---|
| Melanie Rae Wetherbee | new owner | |
| 1411 McAlpine Avenue (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 06116032600 |

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, I/we TIMOTHY EBERHART AND REBECCA EBERHART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELANIE RAE WETHERBEE, 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 THE NORTHWESTERLY 50 FEET OF LOT NO. 19 IN BLOCK "C" ON THE MAP OF COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 19 FRONTS 50 FEET ON THE NORTHEASTERLY SIDE OF MCALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY EBERHART AND REBECCA EBERHART BY WARRANTY DEED FROM SARAH JOY HOLLY AND HUSBAND, VEIT STUPHORN, RECORDED ON THE 30TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040730-0091830, 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 INCLUDING THOSE LISTED IN PLAT BOOK 843, PAGE 95 AND BOOK 982, PAGE 346, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 1411 McAlpine Avenue, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20100024308 DEEDWARR
Recvd: 04/23/10 14:03 2 pgs
Fees:13.00 Taxes:717.80
20100423-0030885

Witness my/our hand(s) this 21st day of April, 2010.

Timothy Eberhart

Rebecca J Eberhart
Rebecca Eberhart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Eberhart and Rebecca Eberhart, 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 21st day of April, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

NOTARY PUBLIC AT LARGE
MARY FRANCES RUDY
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903