BILL GARRETT, Davidson County
Trans:T20100030338 DEEDWARR
Recvd: 05/20/10 08:58 3 pgs
Fees:18.00 Taxes:523.55
20100520-0038870

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sarah Elizabeth Dugger
408 Sloan Road
Nashville, Tennessee 37209

SEND TAX BILL TO:
~~Owner~~ * mortgagee
* Franklin Synergy Bank

MORTGAGEE:
* Franklin Synergy Bank
3301 Aspen Grove Dr. Ste 200
Franklin, TN 37067

MAP	**103-8**
GROUP	**B**
PARCEL	**408.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey Alan Cardenas, a single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sarah Elizabeth Dugger,** single woman, hereinafter called the GRANTEE, her 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 No. 408 on the Plan of Parklane Condominiums, Phase IV, Exhibit "B" to the Master Deed, of record in Book 7646, page 264, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Alan Cardenas, a single man by deed dated January 29, 2003 from William M. Walker, unmarried of record in Instrument no. 20030203-0014238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **408 Sloan Road, Nashville, Tennessee 37209.**

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, her heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 this the 17 day of **May, 2010.**

Jeffrey alan Cardenas

Jeffrey Alan Cardenas

Jeffrey alan Cardenas

STATE OF
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey Alan Cardenas, a single man**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17 day of May, 2010.

Janine Marie Runyon
NOTARY PUBLIC

My Commission Expires:

JANINE MARIE RUNYON
Notary Public - Michigan
Ingham County
My Commission Expires Jan 11, 2013
Acting in the County of Eaton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $141,500.00.

Nicholas Greco
AFFIANT

Subscribed and sworn to before me on this 19th day of May, 2010.

Shannon Philbin
NOTARY PUBLIC

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

My Commission Expires: 5/8/2012