Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $269,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2010.

Notary Public

My commission expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100041527 DEEDWARR
Recvd: 07/07/10 10:31 2 pgs
Fees:13.00 Taxes:995.30

20100707-0053116

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jared A. Whitman	Brand Mortgage	Map: 083-13-0
402 South 11th Street	6224 Sugarloaf #200	Parcel: 080.00
Nashville, TN 37206	Duluth GA 30097	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY THORNHILL AND WIFE, MARIA ANDRUSCHENKO**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED A. WHITMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16 on the Plan of Hanner's Addition to East Nashville of record in Chancery Court Plan Book 2, page 43, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50.00 feet on the westerly margin of South 11th Street and extends back between parallel lines 205.00 feet to an alley.

Being the same property conveyed to Jeffrey Thornhill and wife, Maria Andruschenko by deed from Jeffrey Thornhill of record as Instrument No. 20050629-0074887, in the Register's Office for Davidson County, Tennessee, dated June 21, 2005.

Being the same property previously conveyed to Jeffrey Thornhill by Warranty Deed from Mark Stephen Bennett and spouse, Shawn K. Bennett recorded as Instrument No. 20031121-0170055, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 402 South 11th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2010.

Jeffrey Thornhill

Maria Andruschenko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey Thornhill and Maria Andruschenko, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2010.

Notary Public

My Commission Expires: November 22, 2010