BILL GARRETT, Davidson County
Trans:T20110010276 DEEDWARR
Recvd: 02/18/11 10:05 2 pgs
Fees:13.00 Taxes:629.00

20110218-0013876

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $170,000.00 (One Hundred Seventy Thousand).

AFFIANT

Subscribed to and sworn before me this 30 day of December, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ben Eden and Svetlana Eden 3602 Normandy Place South Nashville, TN 37209	Same as new owner	10401007600

WARRANTY DEED

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 HEIRS AT LAW OF SYLVIA M. GARDNER, CYNTHIA BOYLES, PAMELA BIGGS, ROBERT GARDNER, STEVEN GARDNER, JEFFREY GARDNER AND DARRELL GARDNER, I/WE, , HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BEN EDEN AND WIFE SVETLANA EDEN**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 the East parts of Lots Nos. 31 and 32 and 33 of West End Park Land Company Subdivision as of record in Book 421, Page 152, Register's Office for said County, and also partially shown on the revised Plan of Acklen Heights, of record in Book 1835, Page 10, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the North margin of Normandy Place at the Southwest corner of Lot No. 32 on the Plan of Acklen Heights; thence Northerly along the West line of Lots Nos 32 and 31, 167 feet to an iron pin in the common Easterly corner of Lots 33 and 34, of said West End Park Land Company's Place; thence along the line of said Lots, Westerly 55 feet to an iron pin; thence Southerly 163.9 feet to an iron pin in the North margin of Normandy Place; thence with the margin of same Easterly 55 feet to the point of beginning.

Being the same property conveyed to Thomas I. Gardner and wife, Sylvia M. Gardner by Deed from James D. Williams and wife, Drucilla Williams, of record in Book 3949, Page 182, Register's Office of Davidson County, Tennessee. The said Thomas I. Gardner having since died, being survived by his spouse Sylvia M. Gardner. The said Sylvia M. Gardner having since died on July 5, 2010, testate. Pursuant to the Last Will and Testament of the said Sylvia M. Gardner the subject property being left to her Heirs at Law, Cynthia Boyles, Pamela Biggs, Robert Gardner, Steven Gardner, Jeffrey Gardner and Darrell Gardner.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **3602 NORMANDY PLACE SOUTH** **NASHVILLE,TN37209**

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

LTSR Number: GTE File: 201(

WITNESS, this 30 day of December, 2010

Cynthia Boyles

Pamela Biggs

Robert Gardner

Steven Gardner

Jeffrey Gardner

Darrell Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of December, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cynthia Boyles, Pamela Biggs, Robert Gardner, Steven Gardner, Jeffrey Gardner and Darrell Gardner with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30 day of December, 2010.

Notary Public

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

Commission Expires: _____