BILL GARRETT, Davidson County
Trans:T20110060609 DEEDWARR
Recvd: 09/29/11 11:04 2 pgs
Fees:13.00 Taxes:1554.00

20110929-0075490

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30831
(Davidson County File Box 9-B)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $420,000.00**

**Affiant**

**Subscribed and sworn to before me, this 29th day of September, 2011.**

**Notary Public**
**My commission expires:** My Commission Expires NOV. 7, 2011

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**03-1108-37280**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Kathryn E. Jalovec<br>4210 Nebraska Avenue<br>Nashville TN 37209 | New Owner | 103-04-0 467.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie A. St. Pierre Gilder, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathryn E. Jalovec and husband, Jeffrey Jalovec, hereinafter called the Grantees, their successors 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. 2 on A Resubdivision of Lot 61 on the Plan of West End Annex, of record in Instrument No. 20001116-0113631, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie A. St. Pierre by deed from Paul J. Luehrsen and wife, Saralyn W. Luehrsen, dated March 11, 2004, recorded March 23, 2004 in Instrument No. 20040323-0032424, Register's Office for Davidson County, Tennessee.

Julie A. St. Pierre having since married and is now known as Julie A. St. Pierre Gilder.

Chris Gilder, husband of Julie A. St. Peirre Gilder, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4210 Nebraska Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of September, 2011.

Julie A. St. Pierre Gilder

Chris Gilder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie A. St. Pierre Gilder and Chris Gilder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of September, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013