BILL GARRETT, Davidson County
Trans:T20120002433 DEEDWARR
Recvd: 01/11/12 09:38 2 pgs
Fees:13.00 Taxes:162.80
20120111-0002764

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1186**

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/13/2011**, by and between **Sara E Edwards, an unmarried individual and Billie Allison, an unmarried individual,** parties of the first part, and **John Radebaugh and Julie Radebaugh, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 26 in Cumberland Nurseries Resubdivision of Lots 23, 24, 25 and 26 of record in Plat Book 139, Page , in the Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 26 fronts 50 feet on the northerly side of Lutie Street and extends back between parallel lines 187-1/2 feet to an alley in the rear.

Being the same property conveyed yo Sara E Edwards and Billie Allison as joint tenants with right of survivorship by deed from Sara E Edwards, unmarried of record as Instrument No. 20110930-0076040, said Register's Office.

This legal description is the same as contained of record in previous deed as Instrument No. 20110930-0076040, said Register's Office.

This conveyance is made subject to: any and all existing easements and restrictions of record.
Parcel ID # **119-5-212**
Improved property located at: **208 Lutie Street, Nashville, TN 37210**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sara E Edwards

Sara E Edwards

Billie Allison

Billie Allison

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sara E Edwards and Billie Allison** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 13th day of December, 2011..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **John Radebaugh and Julie Radebaugh**

and Address: **208 Lutie Street, Nashville, TN 37210**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$44,000.00** which amount is equal or greater than the amount which the property transferred would command at a ~~fair and voluntary~~ sale.

Affiant

KAREN A. BRUNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 13th day of December, 2011..

Notary Public

My Commission Expires: 7/06/15