BILL GARRETT, Davidson County
Trans:T20120036324 DEEDWARR
Recvd: 05/17/12 10:15 2 pgs
Fees:13.00 Taxes:953.12
20120517-0042726

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File # 2236432

WARRANTY DEED

THIS INDENTURE is made this the 23 day of March, 2012, by Nicole Spiegel, unmarried, First Parties, for the purpose of conveying the premises described herein to Joelle L. Herr, unmarried, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot 50 on the Plan of Beaumont Place, of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the party of the first part by a Deed of record at Instrument 20090320-0025072, in the Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

Subject to Subdivision Restrictions, Building Lines, Easements and other matters of record included in The Plan of record in Book 332, Page 38, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines and Restrictive Covenants of record in Instrument 20090422-0036486, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the said First Party have hereunder set their hand and seal the day and year first above written.

Nicole Spiegel

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Nicole Spiegel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 23 day of March, 2012.

NOTARY PUBLIC

DOUGLAS R. SIPES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

My Commission Expires:
11-4-2013

STATE OF _____)
COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in _____ County, this the ____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 257,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 15 day of May, 20 12

NOTARY PUBLIC

My Commission Expires: 4/6/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

PROPERTY ADDRESS:
206 Chapel Avenue
Nashville, TN 37206

PARCEL ID: Map 83-6 Parcel 112.00

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

Joelle L. Herr

206 Chapel Avenue

Nashville, TN 37206

This deed is prepared with information provided by Steltemeier & Westbrook.PLLC. Preparer makes no representation with regard to the title.