BILL GARRETT, Davidson County
Trans:T20120038934 DEEDWARR
Recvd: 05/29/12 10:32 2 pgs
Fees:13.00 Taxes:467.96
20120529-0045986

WARRANTY DEED

G-KW-12-431

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,475.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Eberle	Cornerstone Home Lending	
431 West Bend Drive (ADDRESS)	1177 West Loop South, Ste. 200 (NAME)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Houston, TX 77027 (ADDRESS) (CITY) (STATE) (ZIP)	91-13-206.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAIGE MARIE PRATHER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN D. EBERLE, UNMARRIED AND AMY L. ALLEN, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 20, BLOCK A, MAP OF FIRST SECTION OF CROLYWOOD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 65, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM RYAN BOONE TO PAIGE MARIE PRATHER, FORMERLY KNOWN AS PAIGE BOONE AS RECORDED ON THE 25TH DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091125-0108684 AND WARRANTY DEED FROM WAYNE D. ELKINS AND WIFE, MYRA ELKINS TO PAIGE BOONE AND HUSBAND, RYAN BOONE AS RECORDED ON THE 27TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071227-0147568, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 1130, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 431 West Bend Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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/our hand(s) this 24th day of May, 2012.

Paige Marie Prather

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paige Marie Prather, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903