BILL GARRETT, Davidson County
Trans:T20130006385 DEEDWARR
Recvd: 01/23/13 15:07 2 pgs
Fees:13.00 Taxes:1579.90
20130123-0007522

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $427,000.00. Affiant Subscribed and sworn to before me, this the 18th day of January, 2013. Notary Public My commission expires: 7-8-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles F. Eberl Beth R.N. Eberl	SWBC Mortgage Corporation	
717 Cantrell Ave.	9311 San Pedro Ave, Suite 100	117-01-0-053.00
Nashville, TN 37215	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIRK FINCHEM, UNMARRIED, AND HEIDI ECKERT FKA HEIDI FINCHEM, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES F. EBERL AND BETH R.N. EBERL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Southerly 60 feet of Lot No. 3 and the Northerly 25 feet front and 20 feet rear of Lot No. 4, Block "K", on the Plan of W.M. Cantrells Subdivision of record in Plat Book 332, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 85 feet on the westerly margin of Cantrell Avenue and extends back 221 1/4 feet on the southerly line and 221 1/4 feet on the northerly line to an alley in the rear, measuring 80 feet thereon.

Being the same property conveyed to Kirk Finchem and Heidi Eckert FKA Heidi Finchem, married by Deed from Clint K. Kaiser and wife, Karen S. Kaiser of record at Instrument No. 20060425-0047321, Register's Office for Davidson County, Tennessee, dated April 14, 2006 and recorded on April 25, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 717 Cantrell Ave., Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of January, 2013.

Kirk Finchem

Heidi Eckert FKA Heidi Finchem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kirk Finchem and Heidi Eckert FKA Heidi Finchem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of January, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public