BILL GARRETT, Davidson County
Trans:T20130044518 DEEDWARR
Recvd: 05/29/13 10:00 2 pgs
Fees:13.00 Taxes:1128.50

20130529-0053865

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **23rd** day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES: 8/29/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilary Boland	NEW OWNER	083 01 0 236.00
(NAME)	(NAME)	
1021 Petway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Coury J. Combs, Gabriel C. Combs, Gary Eberhard and Joan Eberhard**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hilary Boland, unmarried, and Michael S. Lorrain, unmarried, Tenants in Common with Rights of Survivorship,** hereinafter called the Grantees, 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 Lot No. 20 on the Plan of Petway's Subdivision of Lot No. 7 of Hobson Property, as of record in Plan Book 2, page 42, Chancery Court at Nashville, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coury J. Combs, husband, Gabriel C. Combs, and Gary Eberhard and wife, Joan Eberhard by Warranty Deed from Jeffrey S. Brock dated October 12, 2011 of record in Instrument No. 20111012-0079109, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1021 Petway Avenue, Nashville, TN 37206

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this **23rd** day of **May, 2013**

Gary Eberhard by Gabriel Combs
Attorney in fact

Gary Eberhard by Gabriel Combs, Attorney in Fact

Gabriel Combs

Joan Eberhard by Gabriel Combs
Attorney in fact

Joan Eberhard by Gabriel Combs, Attorney in Fact

Coury Combs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Gabriel Combs, Coury Combs** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, **2013**

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 8-19-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Gabriel Combs, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Gary Eberhard, and who acknowledged that she executed the same as the free act and deed of the said Gary Eberhard, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 201305290053863, said Register's Office.

Witness my hand and official seal this 23rd day of May, 2013.

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY

My Commission Expires: 8-19-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Gabriel Combs, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Joan Eberhard, and who acknowledged that she executed the same as the free act and deed of the said Joan Eberhard, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 201305290053864, said Register's Office.

Witness my hand and official seal this 23rd day of May, 2013.

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY

My Commission Expires: 8-19-2014