BILL GARRETT, Davidson County
Trans: T20130103196 DEEDWARR
Recvd: 12/10/13 10:46 2 pgs
Fees: 13.00 Taxes: 869.50

20131210-0125124

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

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
David Tjornehoj and Julie Tjornehoj	NEW OWNER	092-13-0-246.00
(NAME)	(NAME)	
3803 Nevada Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Mandy Langford Fetzer, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Tjornehoj and Julie Tjornehoj, husband and wife**, 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. 5, Block 30, on the Plan of Charlotte Park, 2nd Addition Extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete and accurate legal description thereof..

Said Lot No. 5, fronts 50 feet in the Southerly side of Nevada, formerly Third Avenue and is bounded on the East by Mattie Lou Waddle property and on the West by Charles Payne property and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mandy Langford, unmarried by deed dated December 12th, 2006 from Shelby McPherson, formerly known as, Shelby McCollum and husband, William McPherson and filed of record in Instrument # 20061215-0154840, Register's Office for Davidson County, Tennessee. Mandy Landgord has since married and is now known as Mandy Langford Fetzer.

Grantor warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

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 ☒ property, known as 3803 Nevada Ave, Nashville, TN 37209

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 6th day of December, 2013

Mandy Langford Fetzer

STATE OF Florida
COUNTY OF Indian River

Personally appeared before me, the undersigned authority, Mandy Langford Fetzer, 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 6th day of December, 2013

Notary Public

My commission expires: July 9, 2015

PATRICIA A. ROWE
Notary Public - State of Florida
My Comm. Expires Jul 9, 2015
Commission # EE 84915
Bonded Through National Notary Assn.