# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Katherine J. Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-14-1412

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Katherine J. Nelson and Stephanie B. Barger** | New Owner | |
| (NAME) | (NAME) | |
| **1125 Pennock Avenue** | | **08302011700** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/we **SHIRLEY F. EBERHART, UNMARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATHERINE J. NELSON AND STEPHANIE B. BARGER, A MARRIED COUPLE AS TENANTS IN COMMON WITH THE RIGHTS 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the East 50.0 feet of the West 100.0 feet of Lot No. 6 of Block "A" on the Map of Weakley Place, as of record in Book 161, Page 131, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50.0 feet on the South side of Weakley Avenue and runs back between parallel lines 250.0 feet to a dead line.

Being the same property conveyed to Shirley F. Eberhart, unmarried by Warranty Deed from Cecil L. Miller, unmarried, recorded on the 3rd day of January, 1992 in Deed Book 8520, Page 913, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF WEAKLEY PLACE, as recorded in Plat Book 161, Page(s) 131, Register's Office for Davidson County, Tennessee.
- Easement recorded in Book 1913, Page 622, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Sharpe Avenue, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140034970 DEEDWARR
Recvd: 05/20/14 10:00 2 pgs
Fees:13.00 Taxes:499.50

20140520-0043187

Witness my/our hand(s) this the 15th DAY OF MAY, 2014.

Shirley F. Eberhart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY F. EBERHART, 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 15th of May, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212