

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Lisa Dunning

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2017.

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 9/25/19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
LIZABETH D. FEINBERG	New Owner	072-12-0/281.00
(NAME)	(NAME)	
1815 STRATFORD AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170036363 DEEDWARR
Recvd: 05/01/17 10:39 2 pgs
Fees:13.00 Taxes:910.20

20170501-0042334

WARRANTY DEED

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 ACKNOWLEGED, WE, CHANDER BUFFORD, SHAMUNTA EDDINS AND CHANKEIA SCOTT, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LIZABETH D. FEINBERG, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 151 ON THE PLAN OF BURCHWOOD GARDENS, SECTION 2, OF RECORD IN BOOK 2900, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF UPLAND DRIVE, THE COMMON CORNER OF LOTS 151 AND 152; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 145.71 FEET TO A POINT; THENCE WESTWARDLY 155.89 FEET TO A POINT IN THE EASTERLY MARGIN OF STRATFORD AVENUE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWARDLY 120 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE SOUTHEASTWARDLY AROUND SAID CURVE WITH A RADIUS OF 25 FEET, 39.27 FEET TO A POINT IN THE NORTHERLY MARGIN OF UPLAND DRIVE; THENCE EASTWARDLY WITH THE MARGIN OF THE SAME, 136 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BEVERLY J. EDDINS, UNMARRIED, FROM HERBERT E. DEAN AND WIFE, DOROTHY L. DEAN, DATED MAY 28, 1998 AND RECORDED ON JUNE 2, 1998, IN BOOK 10957, PAGE 394, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEVERLY EDDINS DIED INTESTATE ON JANUARY 13, 2016 LEAVING HER CHILDREN CHANDER BUFFORD, SHAMUNTA EDDINS AND CHANKEIA SCOTT, THE HEREIN GRANTORS, AS HER HEIRS OF THE PROPERTY, PURSUANT TO THE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20170501-0042333, IN THE REGISTER'S OFFICE FOR ~~SUMNER~~ DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1815 STRATFORD AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and

possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 19th day of April, 2017.

CHANDER BUFFORD

SHAMUNTA EDDINS

CHANKEIA SCOTT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHANDER BUFFORD, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 19th day of April, 2017.

NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SHAMUNTA EDDINS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 19th day of April, 2017.

NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHANKEIA SCOTT, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 19th day of April, 2017.

NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY