File Box 8

Davidson County DEEDWARR
Recvd: 03/30/04 12:01 2pgs
Fees:13.00 Taxes:432.90

20040330-0035529

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$118,000.00~~ $ 117,000.00

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie Webb	SunTrust Mortgage, Inc.	142 - 07
(NAME) 113 Westerly Drive	(NAME) 901 Semmes Avenue	-A - 113
(ADDRESS) Nashville, TN 37221	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

MICHAEL R. WALLS AND WIFE, DONNA C. WALLS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BONNIE WEBB,

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, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 113 of Willow Pointe, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Book 6772, Page 257, as amended in Book 8867, Page 283, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Michael R. Walls and spouse, Donna C. Walls, by deed, dated May 28, 1998, from Stephanie Lynne Wood, unmarried, of record in Book 10957, Page 852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Taxes for 2004, and subsequent years: The Plan, with Owner's Certificate, of record in Exhibit "A" to the Master Deed Book 6772, Page 257, amended in Book 8867, Page 283 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6772, Page 257, amended in Book 8867, Page 283, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

unimproved ☐

This is improved ☒ property, known as 113 Westerly Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hand(s) this 25th day of March, 2004.

Michael R. Walls

Donna C. Walls

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Walls and wife, Donna C. Walls, the bargainor(s), 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 at Brentwood , Tennessee this 25th day of March, 2004

Commission expires: 3-10-07

Notary Public

