File Box 8

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 575,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2005.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd 03/31/05 14:16 2 pgs
Fees:13.00 Taxes:2127.50

20050331-0035115

# WARRANTY DEED

| Name and Address of New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Amy Wall and David Wall<br>891 Robertson Academy Road<br>Nashville, TN 37220 | New Owner | 132-14-47 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **W. Spalding Green, IV and wife, Shelli H. Green**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **David Wall and Amy Wall, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

**LOT 44, on the plan of Oak Hill Valley Subdivision of record in Plat Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.**

**BEING the same property conveyed to W. Spalding Green, IV and wife, Shelli H. Green by Warranty Deed from Govan Davidson White and wife, Barbara Speight White dated June 14, 2002, recorded July 1, 2002, in Instrument Number 20020701-0078688, Register's Office for Davidson County, Tennessee.**

Subject to any and all plats, easements, restrictions, and other matters of record.

**Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 1835, Page 15 and 16, Register's Office for Davidson County, Tennessee.**

**Sanitary Sewer Easement of in Book 6925, Page 49, Register's Office for Davidson County, Tennessee.**

**Restrictive Covenants of record in Book 1788, Page 186 and Book 1809, Page 539, Register's Office of Davidson County, Tennessee.**

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **891 Robertson Academy Road, Nashville, TN 37220**

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. Grantors covenant with said 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 encumbrances 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 my/our hand(s) this the 30th day of March, 2005.

W. Spalding Green, IV

Shelli H. Green

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named W. Spalding Green, IV and wife, Shelli H. Green, 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, this 30th day of March, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

***This Instrument Prepared By:***

***Highland Title, LLC.***
***394 West Main Street, Suite B-14***
***Hendersonville, Tn 37075***