G-17837-1
Box 14-A

Davidson County DEEDWARR
Recvd: 05/19/05 08:49 2 pgs
Fees:13.00 Taxes:758.50
20050519-0056781

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Nancy J. Wahl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Bradley M. Bolton | New Owner | 131-13-0 |
| 5508 Stanford Drive | | GROUP |
| Nashville, TN 37215 | | PARCEL 041-00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Five Thousand Dollars and Zero Cents ( $205,000.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy J. Wahl, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Bradley M. Bolton, and wife, Teresa B. Bolton , hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 2 as shown on the Plan of the Map of Westwood of record in Plat Book 4660, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert W. Wahl and wife, Nancy J. Wahl, by Installment Deed dated August 29, 1983, of record in Book 6132, page 164, as corrected by Instrument of Correction dated January 7, 1986, in Book 6770, page 131, Register's Office for Davidson County, Tennessee; the said Robert W. Wahl having since conveyed his interest in subject property to Nancy J. Wahl by Quitclaim Deed dated January 4, 1990, of record in Book 8019, page 421, Register's Office for Davidson County, Tennessee.

ROBERT W. WAHL, spouse of Nancy J. Wahl, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☒

improved ☐ property known as 5508 Stanford Drive, Nashville, TN 37215

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, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I 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 I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 17th day of May, 2005.

Robert W. Wahl

Nancy J. Wahl

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Nancy J. Wahl and Robert W. Wahl, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of May, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

