Davidson County DEEDWARR
Recvd: 08/19/05 13:28 2 pgs
Fees:13.00 Taxes:1039.33
20050819-0099112

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $280,900.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2005.

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

Notary Public:
My Commission Expires: 3-10-07

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Thomas Wartemann 7441 Somerset Place Nashville, TN 37221	New Owners	141/15-O-D/73-CO

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, **Jay B. McComb and wife, Kim M. McComb**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas Wartemann and wife, Melissa Wartemann**, 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. 73 on the Plan of the Resubdivision of Lots 67 thru 73, 121 thru 127 and a portion of open space, Phase II, "Sheffield" on the Harpeth, of record in Book 6900, Page 985, Register's Office for Davidson County, Tennessee.

SAID Lot No. 73, which is a corner lot, front 106.24 feet on the Southerly margin of Somerset Place and fronts 79.05 feet on the Easterly Margin of River Fork Drive, said frontages being joined by a curve having a length of 36.64 feet and extends back 77.36 feet on the Southerly line and 130.81 feet on the Easterly line to a point of intersection.

BEING the same property conveyed to Jay B. McComb and wife, Kim M. McComb, by Warranty Deed from Brad A. Berlin and wife, Leslie L. Berlin, dated December 16, 1996, recorded December 16, 1996, of record in Book 10291, Page 679, 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 6900, Page 985, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of record in Book 6939, Page 983, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6925, Page 900, Book 7145, Page 954, Book 8276, Page 238, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806, Register's Office of Davidson County, Tennessee.

By-Laws of record in Book 7145, Page 954 and Book 8146, Page 463, 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: **7441 Somerset Place, Nashville, TN 37221**

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 9th day of August, 2005.

Jay B. McComb

Kim M. McComb

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named ***Jay B. McComb and wife Kim M. McComb***, 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 9th day of August, 2005.

Notary Public: Devon J. Sutherland
Commission Expires: 12/09/08

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

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075