This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060052

Davidson County DEEDWARR
Recvd: 03/01/06 13:38 3 pgs
Fees:18.00 Taxes:1184.00
20060301-0023646

**Send Tax Bills To:**
Same

**New Owner is:**
Irene Ma and Aaron Myers
7345 Somerset Place
Nashville, TN 37221

MAP: 141-14-0-A
PARCEL: 50.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Darrin D. Wilson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Irene Ma, a married woman and Aaron Myers, her husband**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Revised Plan of Hanover Park of Sheffield, as of record in Book 9700, Pages 154 thru 156, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Darrin D. Wilson from David A. Tomlinson and wife, Anne M. Tomlinson by Warranty Deed dated October 21, 2005, recorded October 31, 2005, in Instrument No. 20051031-0130926, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Tomlinson and wife, Anne M. Tomlinson by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, A Tennessee Corporation dated January 29, 1999 and recorded February 03, 1999 in Book 11323, page 497, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 10020, page 110; Book 10301, page 178; Book 10640, page 950; and all matters of record on plat in Plat Book 9700, page 154, 155, and 156, Register's Office for Davidson County.

Also commonly known as: 7345 Somerset Place, Nashville, TN 37221

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of February, 2006.

GRANTOR:

Darrin D Wilson by Nathan J Primm as Attorney in fact

**Darrin D. Wilson by Nathan J. Primm as Attorney-in-Fact**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Nathan J. Primm**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Darrin D. Wilson,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Inst# 20060301-0023645, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 17th day of February, 2006.

Melissa L. Sanders
Notary Public

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

**SWORN TO** and subscribed before me this 14th day of February, 2006.

NOTARY PUBLIC

My commission expires:

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008