Davidson County DEEDWARR
Recvd: 06/07/06 12:19 2 pgs
Fees:13.00 Taxes:530.95

20060607-0067596

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

Subscribed and sworn to before me this 30th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-09
(AFFIX SEAL)

G-KW-06-0712

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lisa D. Hermann | SUNTRUST MORTGAGE, INC. | |
| 712 Barlin Court, Unit #124 (ADDRESS) | (NAME) 201 4th Avenue North/7th Floor (ADDRESS) | 142-10B-124.00 CO |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37219 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MILLIE C. MILES N/K/A MILLE M. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA D. HERMANN AND JAMES T. WHEELER, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 124 ON THE PLAN OF BELLE POINTE, PHASE III, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 872, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE PART HEREOF BY REFERENCE.

BEING THE SAME PROPERTY CONVEYED TO MILLIE C. MILES BY QUITCLAIM DEED FROM TERESA D. MULLOY RECORDED NOVEMBER 4, 1987 IN BOOK 7395, PAGE 802, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MILLIE C. MILES IS NOW MARRIED AND KNOWN AS MILLE M. JONES. JAMES R. JONES JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Book 6250, page 872; Book 6689, page 772; Book 6702, page 409; Book 6774, page 774; Book 6862, page 292; Book 6959, page 766; Book 6819, page 164; 6689, page 783; Book 7409, page 224; Book 7851; page 215; Book 6762, page 261; Book 8061, page 858, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 712 Barlin Court, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of May, 2006.

Millie C. Miles N/K/A Mille M. Jones

James R. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Millie C. Miles N/K/A Mille M. Jones and James R. Jones, the within named bargainor, 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 the 30th day of May, 2006.

Notary Public

My Commission Expires: 6-17-07

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903