1300 678.95/69.95

WARRANTY DEED

KEVAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2006

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Van Wulven and Jacqueline Van Wulven	Same As New Owner	075-12-0B-070.00 CO
(NAME) 509 Leslie Ann Court	(NAME)	
(ADDRESS) Hermitage,TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Laura L. Holtz and Matthew R. Barron, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Van Wulven and Jacqueline Van Wulven,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 57, PLAN OF FIRST REVISION, BROOKSIDE WOODS, SECTION THREE, PHASE TWO, as shown on plat of record in Instrument No. 20000512-0048125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura L. Holtz, married and Mathew R. Barron, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc., recorded on the 7th day of February, 2001 in Instrument No. 20010207-0012168, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 509 Leslie Ann Court, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 13th day of October, 2006.

Laura L. Holtz

Laura L Holtz
BY: Matthew R. Barron, Atty-In-Fact
MRB

Matthew R Barron
Matthew R. Barron
MRB

Davidson County DEEDWARR
Recvd: 12/15/06 13:22 2 pgs
Fees:13.00 Taxes:678.95

20061215-0154858

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

On this the 18th day of October, 2006, before me personally appeared Matthew R. Barron MRB, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Laura L. Holtz, and who acknowledged that he executed the same as the free act and deed of the said Laura L. Holtz, by virtue of a Power of Attorney, duly executed and appearing of record in Book X, page _____, said Register's Office..

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 18th day of October, 2006.

Taree L. Russell
NOTARY

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2/24/09 X20061215-0154857

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Rutherford.

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, Matthew R. Barron, whom I am personally acquainted and upon her/his/their oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 10/13/2006.

Taree L. Russell
NOTARY

MY COMMISSION EXPIRES: 2/24/09

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY