27-1-009

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/07 10:48 2 pgs
Fees:13.00 Taxes:610.50
20070131-0012756

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF **JANUARY, 2007**.

Notary Public

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES OCTOBER 26, 2008**
(AFFIX SEAL)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Emily Walker** | Franklin American Mtg. Co. | **103-8-B-410CO** |
| (NAME) | (NAME) | |
| **410 Sloan Road** | 501 Corporate Centre Dr. #400 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Franklin TN 37067 | |
| (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, **Melissa Wilson, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Lauren Walker, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of Land in Davidson County, Tennessee, Described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 410, Building "C" of Parkland Condominium Phase IV, A Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit 'B' to the Master Deed of record of record in Book 7646, page 264, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, together with the said apartments appurtenant undivided interest in the General and Limited common element of the condominium.

Being the same property conveyed to Melissa B. Wilson, a single person by Quitclaim Deed from Stephen A. Wilson and wife Patricia M. Wilson of record in Instrument No. 20051018-0125595 said Register's Office.

Being also the same property conveyed to Stephen A. Wilson and wife Patricia M. Wilson by Deed fromGinger Smith, unmarried and Larry B. Smith and wife Ann C. Smith of record in Instrument NO. 20020314-0032605, said Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **410 Sloan Road, Nashville, TN 37209**
(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.

Witness **my hand** this **26th day of January, 2007**.

**Melissa B. Wilson**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Melissa B. Wilson, a single person**, with whom I am personally acquainted, and whom, upon oath, acknowledged **herself** to be the persons who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **26th day of January, 2007**.

Commission expires:

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Justin Tatum Notary Public