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Davidson County DEEDWARR
Recvd: 02/05/07 15:41 2 pgs
Fees:13.00 Taxes:549.45
20070205-0015078

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

# WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of February, 2007 by and between **John D. Gerhart and wife, Dawn Gerhart**, hereinafter referred to as GRANTOR, and **Angela Sullivan**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit D-201, Westlawn Green Condominiums, as of record in Plat Book 5200, pages 20, 21, 22, 23 and 24, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John D. Gerhart and wife, Dawn Gerhart by Warranty Deed from Jennifer L. Adcock Roy dated June 20, 2003 and recorded July 3, 2003 of record in Instrument Number 20030703-0092308, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **4425 Westlawn Drive #D-201, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John D. Gerhart

Dawn Gerhart

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John D. Gerhart and wife, Dawn Gerhart, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of February, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

**Name and Address of Property Owner:**
Angela Sullivan
4425 Westlawn Drive #D-201, Nashville, TN 37209

**Send Tax Statements to:**

GMAC Mortgage, LLC
100 Witmer Road, P.O. Box 963
Horsham, PA 19044-0963

**Map and Parcel--103.08-0A-074.00-CO**

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $148,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 2nd day of February, 2007.

Notary Public

My Commission Expires:

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 200
Franklin, TN 37067

27-1-028