Davidson County DEEDWARR
Recvd: 02/14/07 10:27 2 pg
Fees:13.00 Taxes:525.40

20070214-0018696

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$142,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2007.

Notary Public

My commission expires: 11.22.10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sheila A. Combs	**Wachovia Mortgage Corporation**	**Map 075-08, Parcel 114.00**
651 Frankfort Drive	**1100 Corporate Center Drive**	
Hermitage, TN 37076	**Raleigh, NC 27607**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Stephen L. Utterback, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sheila A. Combs, unmarried

HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Lot No 471, Tulip Grove, Section Eight, as shown by plat of record in Plat Book 4660, Page 56, and amended in Book 6446, Page 252, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property Stephen L. Utterback by deed from Ryan Michael Frewin of record in Instrument #20050119-0006844, Register's Office for Davidson County, Tennesseee.

This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.

This is improved (__x__) Unimproved (____) property, known as **651 Frankfort Drive, Hermitage, TN 37076**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 13th day of February, 2007.

Stephen L. Utterback

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen L. Utterback, unmarried,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **13th** day of **February, 2007.**

E. Mannix
Notary Public

My Commission Expires: 11-22-10

