File No. 270200530

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/02/07 12:56 2 pgs
Fees:13.00 Taxes:333.00
20070302-0025997

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura l. Bobel	New South Federal Savings Bank	39-57
(NAME)	(NAME)	
4362 Waller Rd.	2301 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37212-0234	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jerry D. Waller and wife, Karla D. Waller,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura L. Bobel and Ginger C. Bobel,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the northerly margin of Waller Road, a corner to the property conveyed to Richard Anderson files for record as instrument #20011017-113184, Register's Office for Davidson County, TN; thence with the said margin of Waller Road, and leaving Waller Road S 68 degrees 00' 00" W 255.60 feet to an iron pin, a corner to the property conveyed to David Gibson Neisz by deed filed as instrument #20011015-112067, Register's Office for Davidson County, TN; thence with the lines of Neisz for four calls: N 24 degrees 26' 00" W 118.50 feet, N 28 degrees 55' 00" W 100.00 feet, N21 degrees 13' 00" W 112.00 feet and N 28 degrees 55' 00" W 189 feet to an iron pin; thence N 61 degrees 05' 00" E 303.90 feet to an iron pin, a corner to the property conveyed to Glenn N/ Mabry by deed of record in Book 5446, Page 934, Register's Office for Davidson County, TN; thence with the line of Mabry S 06 degrees 54' 48" W 147.48 feet to an iron pin; thence continuing with the line of Mabry S 30 degrees 30' 00" E 236.63 feet to a pipe; thence with the line of Richard Anderson S30 degrees 30' 00" E 193.87 feet to the point of beginning, containing 2.953 acres, more or less.

Being the same property conveyed to Jerry D. Waller and wife, Karla D. Waller by deed from Renate Puckett a/k/a Renate Paradise of record in Instrument 20061107-0138288, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4362 Waller Rd., Whites Creek, TN 37189
(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 hands this.

Jerry D. Waller

Karla D. Waller

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jerry D. Waller and wife, Karla D. Waller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of February, 2007.

Commission expires: April 12, 2008

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

Rebecca Campbell Notary Public

File Number: 270200530

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075