RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/07 08:42 2 pgs
Fees:13.00 Taxes:471.45
20070320-0033437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,420.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF MARCH, 2007.

Notary Public

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

JAY KEHEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse R. Fortner, unmarried	Wells Fargo Home Mortgage	
(NAME)	(NAME)	Map 61-3
920 Solley Drive	PO Box 11701	
(ADDRESS)	(ADDRESS)	Parcel 122
Nashville, TN 37216	Newark, NJ 07101-4701	
(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, **ROBERT J. THOMAS, JR.**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JESSE R. FORTNER, 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:

Being Lot No. 30 and the east 18 feet of Lot No. 29 of Block "K" on the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 68 feet on the south side of Solley Drive; and run back between lines, 149.66 feet more or less on the West line of part of Lot 29, and 150.1 feet on the east line of Lot 30, along the west margin of Lindell Street, to a dead line in the rear, measuring 68 feet thereon.

BEING the same property conveyed to Robert J. Thomas, Jr., by Deed from Ann Elizabeth Waggoner, reserving a life estate (deceased), dated June 24, 2002, of record in Instrument No. 20020904-0107266, said Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 920 Solley Drive, Nashville, TN 37216

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 our hands this 16th day of March, 2007.

Robert J. Thomas, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Thomas, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 16th day of March, 2007.

Commission expires: 9/16/09

Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY