Davidson County DEEDWARR
Recvd: 04/18/07 10:28 2 pgs
Fees:13.00 Taxes:2608.50

20070418-0046171

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Nancy J Wahl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2007.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Blair P. Durham	SunTrust Mortgage, Inc.	103-12-0
232 Cherokee Road	201 4th Avenue, North	GROUP
Nashville, Tennessee 37205	Nashville, Tennessee 37219	PARCEL 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Seven Hundred Five Thousand Dollars and Zero Cents ($705,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy J. Wahl, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Blair P. Durham and wife, Kelley Durham, 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. 47 of Block "I" on the Map of Cherokee Park, Section 3, as shown on Plat of record in Plat Book 843, page 3, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nancy J. Wahl by deed dated February 15, 2006, from John William Dalton, Jr., married, of record as Instrument No. 20060404-0038182 in the Register's Office for Davidson County, Tennessee.

Robert W. Wahl, spouse of Nancy J. Wahl, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 232 Cherokee Road, Nashville, Tennessee 37205

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 10th day of April, 2007.

Robert W. Wahl

Nancy J. Wahl

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Nancy J. Wahl, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jason Chaffin, a Notary Public in and for said County and State, the within named Robert W. Wahl, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 2007.

Jason Chaffin Notary Public

My commission expires: 3/22/2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE