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Davidson County DEEDWARR
Recvd: 04/18/07 13:56 2 pgs
Fees:13.00 Taxes:843.60
20070418-0046366

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNARD W. TARKINGTON, III, ET UX	**SAME**	**109-01-0A-007.00 CO**
(NAME) **504 SOUTH LAKERIDGE PLACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, MYR E. WILSON AND WIFE, HOLLIE WILSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNARD W. TARKINGTON, III AND WIFE, JENNIFER G. TARKINGTON**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 7, on the Plan of Phase One, Lakeridge, as shown by plat appearing of record in Plat Book 7900, Page 962, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Myr E. Wilson from Laurie Elizabeth Holloway, unmarried, and Deanna D. Lankford, unmarried, by deed of record as Instrument No. 20040608-0067653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 7900, page 962; Declaration of covenants, conditions, and restrictions of record in Book 9669, page 715; By-Laws of record in Book 9669, page 738; Easement of record in Book 10670, page 720, and any and all other restrictions and conditions of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **504 SOUTH LAKERIDGE PLACE, NASHVILLE, TN 37214**
(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 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 April, 2007.

MYR E. WILSON

HOLLIE WILSON

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 Myr E. Wilson and Hollie Wilson, the bargainors, 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 Nashville, Tennessee this 16 day of April, 2007.

My commission expires: **September 22, 2007.**

Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN