WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/15/07 12:23 3 pgs
Fees:18.00 Taxes:647.50

20070515-0058165

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew D. Charette	Greenpoint Mortgage Funding, Inc.	073-09-0 151.00
(NAME)	(NAME)	
2005 Upland Drive	2730 W. Tyvola Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Charlotte, NC 28217	
(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, Charles H. Dahlgren and wife, Patricia E. Dahlgren, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew D. Charette, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2005 Upland Drive, Nashville, TN 37216
(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 11th day of May, 2007.

Charles H. Dahlgren

Patricia E. Dahlgren

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 Charles H. Dahlgren and Patricia E. Dahlgren the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of May, 2007.

Commission expires: 01/24/09



Dana Delworth Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

Being Lot No. 58 on the Plan of Section 1, Henderson Gardens of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Charles H. Dahlgren and wife, Patricia E. Dahlgren by Quitclaim Deed dated 1/13/1999 from Wesley D. Turner, Trustee, of record in Book 11301, Page 191, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Patricia G. Dahlgren, formerly Patricia G. Bradford, by Quitclaim Deed dated 2/21/1987 from James T. Bradford, of record in Book 7146, Page 96, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to James T. Bradford and wife, Patricia G. Bradford by Warranty Deed dated 1/29/1973 from Billy Joe Sloan and wife, Lois Marlene D. Sloan of record in Book 4677, Page 28, Register's Office for Davidson County, Tennessee.

Patricia G. Dahlgren and Patricia E. Dahlgren are one and the same person.