Davidson County DEEDWARR
Recvd: 05/18/07 10:29 2 pgs
Fees:13.00 Taxes:1276.50

20070518-0059524

WARRANTY DEED

B-LHR-07-6147^

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GRANT B. STACKTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Wilt	Regions Bank	
6147 Brentwood Chase Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	160-16-0B-106.00 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARTIN OTTO BLIHOVDE A/K/A MARV DENNIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENDA WILT, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 130, SECTION 1, REVISION ONE, BRENTWOOD CHASE, as shown on plat of record in Plat Book 9700, Page 936 thru 941, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martin Otto Blihovde a/k/a Marv Dennis by Quitclaim Deed from Sharon Dennis dated September 19, 2006, filed for record on the _____ day of May, 2007 in Instrument No. 20070518-0059523, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 9700, Page(s) 936-941; Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798 and amended in Instrument No. 2000831-0086366; Charter of Brentwood Chase Community Association of record in Instrument No. 20000524-0051842; Easement for Water Main of record in Book 8371, Page 389; Easement for Drainage Facilities of record in Book 7902, Page 389; Storm Water Detention Agreements of record in Book 11115, Page 281 and Book 11115, Page 286; and Deed to Homeowners Association for common areas of record at Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6147 Brentwood Chase Drive, Brentwood, Tennessee 37027
(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 hand(s) this 15th day of May, 2007.

Marv Dennis

Martin Otto Blihovde a/k/a Marv Dennis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin Otto Blihovde a/k/a Marv Dennis, the within named bargainor, 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, this the 15th day of May, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903