Davidson County DEEDWARR
Recvd: 06/04/07 13:38 2 pgs
Fees:13.00 Taxes:2349.50
20070604-0066148

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $635,000.00
Affiant
Subscribed and sworn to before me
This 25 day of May, 2007
Notary exp: 03/13/11

NOTARY PUBLIC AT LARGE
CANDACE N. TOMES
WILLIAMSON COUNTY, TENN.

Address of new owners: Send tax bills to: Map & Parcel:

Kimberly P. Hunter and Sean M. Bacon
330 Chesterfield Ave.
Nashville, TN 37212 **(SAME)**

104-10-80

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Gary Wayne Waddey and wife, Paula E. Waddey** , hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kimberly P. Hunter and Sean M. Bacon, husband and wife** , 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 Lot No. 43 on the Plan of Bransford Realty Co.'s West End Heights Subdivision, as of record in Plat Book 332, page 124 and 125, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary Wayne Waddey, unmarried by Warranty Deed from Margaret Mary Wilson, married dated February 27, 1987 and filed for record in Book 7153, Page 258, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on the Plan of record in Plat Book 332, pages 124 and 125, said Register's Office.

The 2007 County and/or City property taxes have been prorated between the two parties.
Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **330 Chesterfield Avenue, Nashville, Tn 37212**
OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness our hands this 25 day of May, 2007.

Gary Wayne Waddey

Paula E. Waddey

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 Gary Wayne Waddey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of May, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

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 Paula E. Waddey, 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 this 25th day of May, 2007.

Commission expires: 11-24-07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007