39-B

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/07 12:43 2 pgs
Fees:13.00 Taxes:1147.00

20070607-0068407

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Margaret B Culp | Wachovia Mortgage Corp. | 103-06-129.00 |
| (NAME) 5604 Knob Rd. | (NAME) 1100 Corporate Center Dr. | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Raleigh, NC 27607 | |
| (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,

Daryl C. Walny and wife, Kelsey Walny,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret B. Culp,

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. 50 on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property. Together with driveway easement granted to Andrew Properties, Inc. and George C. Schnitzer and wife, Elizabeth A. Schnitzer, of record in Book 5384, page 335, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daryl C. Walny by deed from George C. Schnitzer, Jr., married, dated February 25, 2004 of record in Instrument No. 20040302-0023682, Register's Office for Davidson County, Tennessee.

Kelsey Walny, spouse of Daryl C. Walny, hereby joins in this conveyance in order to convey any and all right, title and interest she may have in the above referenced property, including but not limited to marital right.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5604 Knob Rd., Nashville, TN 37209

(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 my hand this 1st day of June, 2007.

Daryl C. Walny

Kelsey Walny

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 1st day of June, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Daryl C. Walny and wife, Kelsey Walny, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 1st day of June, 2007.

Commission expires: 5-14-2011

Sharon L. Riney

Notary Public

