Davidson County DEEDWARR
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Fees:13.00 Taxes:451.03

20070703-0079631

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave South
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
David Joshua Wright **4213 Valley Grove Dr** **Hermitage, TN 37076**	Bank of America P.O. Box 45140 Jacksonville FL 32232-5140	**086-16-0-021.00**

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, **CLAY DANIEL CARDIN and wife, ROCHELLE CARDIN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DAVID JOSHUA WRIGHT,** married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan od Valley Grove, Secition One, of record in book 5200, page 46, Revised in book 5200, pagee 388, Register's Office for Davidson County, Tennessee, to which plan refernce is hereby made for a more complete description of said lot.

Being the same property conveyed to Clay Daniel Cardin from Laurie Beth Vanatta by deed dated 03/18/02 of record as Instrument #20020325-0036183, Register's Office for Davidson County, Tennessee.

Rochelle Cardin joins in the execution of this instrument to convey any and all rights or interest she may have pertaining to her marital status.

This is improved property known as: **4213 Valley Grove Dr, Hermitage, TN 37076**

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. Whenever 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 29th day of June, 2007.

Clay Daniel Cardin
CLAY DANIEL CARDIN

Rochelle Cardin
ROCHELLE CARDIN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named **CLAY DANIEL CARDIN and wife, ROCHELLE CARDIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 29 day of June, 2007.

NOTARY PUBLIC

My commission expires: June 15th, 2009

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$121,900.00.**

AFFIANT

Subscribed and sworn to before me this 29 day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 5-14-2011

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.