WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/07 14:28 3 pgs
Fees:18.00 Taxes:791.80
20070716-0084527

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$214,000.00**.

Affiant

Subscribed and sworn to before me this 13 day of July, 2007

Daphne M. Davis

Notary Public
My Commission expires: 11-14-2008
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kirk O. Dahlgren	SunTrust Mortgage, Inc.	105-07-0-336.00
551 Moore Avenue	201 4th Ave. North, 6th Floor	
Nashville, TN 37203	Nashville, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kirk O. Dahlgren, a married person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly one half of Lot No. 45 on the plan of Subdivision of Moore Property, of record in Book 137, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 45 fronts 50 feet on the southerly side of Moore Avenue and runs back between parallel lines 148 and one half feet more or less, to a dead line.

Being the same property conveyed to Seth Jennings, from Kim L. Yount, unmarried, by deed on September 8, 2006, of record in Instrument Number 20060908-0111356, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 137, page 91, Register's Office Davidson County, Tennessee.

This is improved property known as: **551 Moore Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 13, 2007.

Seth Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 13, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-14-2010

(Seal)