WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/07 09:47 2 pgs
Fees:13.00 Taxes:4227.25

20070809-0095215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,150,000.00~~ $1,142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Stratton IV	SUN TRUST MORTGAGE INC	Map 117-13-B
(NAME) 913 Bowring Park	(NAME) 201 4TH AVE N, 7TH FL	Parcel 143
(ADDRESS) Nashville, TN 37215	(ADDRESS) NASHVILLE, TN 37219	
(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, I, **CAROL ELEXIS WALLER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES W. STRATTON IV AND PIA N. STRATTON, 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. 913, on the plan of Abbottsford, Phase 2, Revision 1, of record in Instrument #20010502-0044874, as amended in Instrument No. 20020305-0027572 and in Instrument No. 20020828-0104512, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carol Elexis Waller by deed from Cumberland Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20031112-0165779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Instrument #20010502-0044874, as amended in Instrument No. 20020305-0027572 and in Instrument No. 20020828-0104512, said Register's Office; (c) restrictive covenants of record in Instrument No. 20010502-0045152, Instrument No. 20010502-0045153, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Instrument No. 20010514-0049648, Book 6537, page 303, Book 6576, page 509, Book 6578, page 302 and Instrument No. 20010330-0030930, said Register's Office; and (d) Easement for storm water detention of record in Instrument No. 20010425-0040838, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 913 Bowring Park, Nashville, Tennessee 37215

(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 August, 2007.

Carol Elexis Waller

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 Carol Elexis Waller, the bargainor, 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 at Nashville, Tennessee this 1st day of August, 2007.

Commission expires:

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public