WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/07 09:19 2 pgs
Fees:13.00 Taxes:469.90

20070815-0097418

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$127,000.00**

Melissa Eubanks
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 7TH DAY OF AUGUST, **2007.**

MELISSA WOODWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa Woodward
NOTARY PUBLIC

MY COMMISION EXPIRES 7-24-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
PATRICIA D. BOND AND SCOTT BOND	**SAME**	**149-04-0-188.00**
2641 RAVINE DR.		
NASHVILLE, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF **$127,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA E. WELCHES, UNMARRIED

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

PATRICIA D. BOND AND HUSBAND, SCOTT BOND AS JOINT TENANTS IN COMMON WITH THE RIGHTS TO SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 363, on the Plan of Section IX, Edge-O-Lake Estates, of record in Plat Book 3700, page 131, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barbara E. Welches, unmarried by Warranty Deed from Diana L. Collins dated 04/29/03 and filed for record on 05/01/03 in Instrument # 20030501-0058279, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 3700, page 131, said Register's Office.
Subject to restrictions of record in Plat Book 4145, page 195, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **2641 RAVINE DR. NASHVILLE, TN 37217**

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 not 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 ever 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 **9TH** day of **AUGUST, 2007**

Barbara E. Welches
BARBARA E. WELCHES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BARBARA E. WELCHES,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **9TH** day of **AUGUST, 2007**.

MELISSA WOODWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Melissa Woodward
NOTARY PUBLIC

My Commission expires: 7-24-2010