Davidson County DEEDWARR
Recvd: 08/16/07 09:10 2 pgs
Fees:13.00 Taxes:986.79

20070816-0097824

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

G-VRE-07-909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,700.00

Melissa O'Rusato
Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean C. Wilson	Same	
909 Sutton Hill Road	(NAME)	
(ADDRESS)	(ADDRESS)	118-10-35
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAMILLE T. TERRANOVA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN C. WILSON AN UNMARIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 55, SUTTON HILL SECTION OF MARENGO PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 67, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CAMILLE T. TERRANOVA, F/K/A CAMILLE T. MONTGOMERY TO CAMILLE T. TERRANOVA, UNMARRIED AS RECORDED ON THE 10TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020710-0082862 AND WARRANTY DEED FROM MARY E. MONTGOMERY AND MARY B. SEBES, BOTH UNMARRIED PERSONS TO CAMILLE T. MONTGOMERY AS RECORDED ON THE 7TH DAY OF MAY, 1996 IN BOOK 10042, PAGE 256, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 909 Sutton Hill Road, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of August, 2007.

Camille T. Terranova

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Camille T. Terranova, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2007.

Notary Public

My Commission Expires:

(SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903