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Davidson County DEEDWARR
Recvd: 08/20/07 14:19 2 pgs
Fees:13.00 Taxes:688.20
20070820-0099512

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Patricia Joan Netherly
5025 Hillsboro Road, Unit 12-H
Nashville, Tennessee 37215

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Ave N., 7th Floor
Nashville, TN 37219

MAP	**131-1**
GROUP	**D**
PARCEL	**84.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rick A. Kuhlman, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Patricia Joan Netherly, an unmarried woman**, hereinafter called the GRANTEE, her 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 Unit No. 84 aka 12-H on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association. A horizontal property regime established by Master Deed and By-Laws of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Rick A. Kuhlman, unmarried by deed from Carol Lienhart Boner f/k/a Carol Lienhart Weathers of record in Book 11512, page 268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **5025 Hillsboro Road, Unit 12-H, Nashville, Tennessee 37215.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

*Amanda Kuhlman, spouse of Rick A. Kuhlman hereby joins in this conveyance transferring all her right, title, and interest in said property marital or otherwise.

WITNESS my hand this the **17th** day of **August, 2007.**

Rick A. Kuhlman by Phillip Haynes

Rick A. Kuhlman by Phillip Haynes as attorney in fact

Amanda Kuhlman by Phillip Haynes

Amanda Kuhlman by Phillip Haynes as attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip Haynes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact for **Rick A. Kuhlman and Amanda Kuhlman, the bargainors,** and that as said attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the names of **Rick A. Kuhlman and Amanda Kuhlman** as their free act and deed.

WITNESS my hand and official seal this 17th day of August, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $186,000.00.

Mary B. McDonnell
AFFIANT

Subscribed and sworn to before me on this 17th day of August, 2007.

Rubye Rainey
NOTARY PUBLIC

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

My Commission Expires: