Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/28/07 12:01 3 pgs
Fees:18.00 Taxes:454.73
20070828-0103225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,900.00

Affiant

Subscribed and sworn to before me, this 24 day of August 2007.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan D. Waller	Suntrust Mortgage, Inc.	073050104
2323 Shadow Lane	201 4th AVe N/7th Flr	
Nashville TN 37216	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Shearon E. Ingram an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jonathan D. Waller and Danny J. Waller as joint tenants with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 12 on the Plan of Riverwood Heights Subdivision of record in Book 1835 page 42 Register's Office for Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy D. Ingram and wife Shearon C. Ingram by deed from Sam H. Ryan of record in Book 5932 Page 543 Register's Office for Davidson County, Tennessee and dated September 12, 1982. Billy D. Ingram having conveyed his interest to Shearon E. Ingram by quitclaim deed of record in Book 9469 Page 561 Register's Office for Williamson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Riverwood Heights Subdivision of record in Book 1835 Page 42, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 1583, page 145, Register's Office for Davidson County, Tennessee

This property is improved property known as 2323 Shadow Lane, Nashville, Tennessee 00000-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24 day of August, 2007.

Shearon E. Ingram

Shearon E. Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

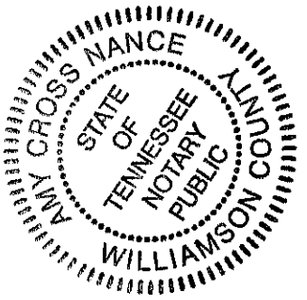
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shearon E. Ingram, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument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

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of August, 2007.

Notary Public

My Commission expires: 3/29/11

FILE NO: WG1716



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

