Return To:

Southern Title Services
8119 Isabella Lane #104
Brentwood TN 37027

Davidson County DEEDWARR
Recvd: 09/10/07 10:50 2 pgs
Fees:13.00 Taxes:706.70
20070910-0108142

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 072-07-0-286.00

The actual consideration or value, whichever is greater, for this transfer is ~~$191,000.00~~.

Affiant

NATASHA BILBREY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this the 6th day of September, 2007.

My Commission Expires: 6/20/11

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Kevin Dalton
(Name)
1414 McGavock Pike
(Street Address)
Nashville, TN 37216

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Matthew Behnke, a married man, and Phol Huy, a married man,** hereinafter collectively called the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **Kevin B. Dalton, unmarried, and Rachel L. Taylor, unmarried,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Waters Place on Maxey Lane, as shown on plat of record in Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to Matthew Behnke and Phol Huy by deed from Andrea M. Booker of record in Instrument No. 20070327-0036701, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1414 McGavock Pike, Nashville, TN 37216.
This property has been used for investment purposes only and has never been used as the marital residence of the grantor

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto on this 4th day of September, 2007.

Matthew Behnke

Phol Huy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Matthew Behnke and Phol Huy,** 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 in Nashville, Tennessee, this 4th day of September, 2007.

Notary Public

My Commission Expires: 3/21/09

R. GARRY CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN