WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 339,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14th** DAY OF **September, 2007** Notary Public MY COMMISSION EXPIRES: My Commission Expires October 10, 2009

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Tomlinson and wife, Linda R. Tomlinson	**Countrywide Home Loans, Inc. PO Box 961206 FTWX-22 Fort Worth, TX 76161**	**142-15-0E-012.00 CO**
(NAME) **7044 Wild Iris Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William D. Haggard, IV and Kathleen W. Haggard, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Tomlinson and wife, Linda R. Tomlinson,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12, WILDFLOWER PLACE, as shown on plat of record in Plat Book 9700, Page 444, corrected in Plat Book 10638, Page 498 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 to William D. Haggard, IV and wife, Kathleen W. Haggard by Warranty Deed from Tex-Mex Partners, LLC, a Tennessee Limited Liability Company, recorded on the 3rd day of June, 1998 in Deed Book 10958, Page 481, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7044 Wild Iris Drive, Nashville, TN 37221**
(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 GRANTEES, their heirs and assigns forever; and we do 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 forever 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **September, 2007.**

William D. Haggard, IV

Kathleen W. Haggard

Davidson County DEEDWARR
Recvd: 09/18/07 09:56 2 pgs
Fees:13.00 Taxes:1254.30

20070918-0111567

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **William D. Haggard, IV and Kathleen W. Haggard**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9/14/2007.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

