39B

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/07 13:46 2 pgs
Fees:13.00 Taxes:2025.75

20070921-0113062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-25-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael A. Walton | Suntrust Mortgage, Inc. | 116-160-115.00 |
| (NAME) | (NAME) | |
| 4110 Sneed Road | 201 Fourth Ave. N/7th Floor | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37219 | |
| (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, Mark Wenner and wife, Lyndie Wenner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Walton and wife, Jessica Q. Walton, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 36 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee. Said Lot No. 36 fronts 100 feet on the easterly side of Sneed Avenue and runs back between lines, 202.6 feet on the northerly line and 203.2 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Mark Wenner and wife, Lyndie Wenner by deed from Jane H. Baxendale, unmarried, of record as Book 9786, page 694, said Register's Office.

Subject to: 2007 County property taxes, a lien but not yet due and payable, and all matters appearing on the map of Part 1, Wallace Subdivision, of record in Book 1424, page 16, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4110 Sneed Road, Nashville, TN 37215
(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.

Witness our hands this 17th day of September, 2007.

Mark Wenner

Lyndie Wenner

Notary Public

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark and Lyndie Wenner, the within named bargainors, 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 office, this 17th day of September, 2007

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010