Davidson County DEEDWARR
Recvd: 01/07/08 13:26 2 pgs
Fees:13.00 Taxes:555.00

20080107-0001754

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me
This 4 day of December, 2007

Notary exp: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

Address of new owners:	Send tax bills to:	Map & Parcel:
Les D. Walrond	Same	163-05-0B-061 CO
5170 Hickory Hollow Pkwy # 262		
Antioch, TN 37013		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Christian C. Bennerman, Married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Les D. Walrond, Unmarried** 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. 61 on the Plan of Mill Park, Phase II, (Formerly Hickory Hollow Townhomes), A Horizontal Property Regime, (Private Element) of record as Instrument Number 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTIAN C. BENNERMAN, UNMARRIED, by deed from NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, of record as Instrument No. 20010606-0059076, dated May 29, 2001, said Register's Office.

Monique Bennerman is executing this document to relinquish all marital rights to the said property.

The 2007 County property taxes have been prorated between the two parties.

This conveyance is subject to: Matters shown on the Plan of record in Plat Book 9700, pages 538 and 539, said Register's Office. Matters shown on the Plan of record as Instrument No. 20000706-0066999, said Register's Office. Subject to As-Built Certificates of record in Book 11315, pages 157 and 159, Book 11674, page 536, and Book 11737, page 439, said Register's Office. Easement for Bell South Telecommications of record in Book 11378, page 991, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assesments, special assessments, charges and liens, contained in an instrument of record in Book 10719, page 425, as amended in Book 11167, page 757, and as Instrument Nos. 20010712-0074528 and 20051128-0143119, said Register's Office.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: **1321 & 1325 7th Avenue North Nashville, TN 37208**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 14 day of December, 2007.

Christian C. Bennerman

Monique Bennerman

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christian C Bennerman and Monique Bennerman , 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 this 14 day of December, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010