Davidson County DEEDWARR
Recvd: 02/04/08 10:46 2 pgs
Fees:13.00 Taxes:580.90

20080204-0011223

WARRANTY DEED

G-VRE-08-2023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Jeffrey A. Lockerman	Suntrust Mortgage, Inc.	
2023 Rose Cliff Drive	(NAME) 401 Commerce St., Ste 1600	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	83-4-20.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENNETT M. WARD, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY A. LOCKERMAN, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 132, ROSEBANK PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 26, 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 BENNETT M. WARD, A MARRIED PERSON BY WARRANTY DEED FROM BRETT A. VARGASON AND WIFE, MARIA P. VARGASON, RECORDED ON THE 10TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030710-0095735, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. OLIVIA WARD JOINS IN THE CONVEYENCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2023 Rose Cliff Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 31st day of January, 2008

Bennett M. Ward

Olivia Ward by Bennett M. Ward, attorney in fact

Olivia Ward

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 31st day of January, 2008.

Notary Public

My Commission Expires:

(SEAL)

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of January, 2008, before me personally appeared Bennett M. Ward to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Olivia Ward, a married person and who acknowledged he/she/they executed the same as the free act and deed of the said Bennett M. Ward, a married person.

Witness my hand and official seal, this the 31st day of January, 2008.

Notary Public

My Commission Expires:

EXP. 11/22/10 PUBLIC

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

TONYA R. LAWHORN NOTARY PUBLIC EXP. 11/22/10 DAVIDSON COUNTY, TN