WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,150.00

Deborah Baptist
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/29/08

Vicki Benjamin
Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/06/08 11:13 2 pgs
Fees:13.00 Taxes:355.76
20080306-0022647

VICKI BENJAMIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Huling	Neighborhood Funding, Inc.	02404001900
(NAME)	(NAME)	
215 West Cedar St.	301 S. Perimeter Park Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080384

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Joel Wahl**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles Huling,** *an unmarried man* hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:
Land in the City of Goodlettsville, Davidson County, Tennessee, described according to a survey by Ragan-Smith & Associates, Inc., as follows:

BEGINNING at an iron pin in the Northerly margin of Cedar Street; thence with the Northerly margin of said street around a curve having a radius of 675.03 feet, a distance of 52.89 feet in a Westerly direction to an iron pin; thence North 6° 08' 30" West 121.43 feet to an iron pin; thence North 87° 48' 15" East 50.12 feet to the West 121.43 feet to an iron pin; thence North 87° 48' 16" East, 50.12 to an iron pin; thence South 6° 08' 39' East 135.18 feet to the point of beginning.

TRACT NO. 2:
Land in the City of Goodlettsville, Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the Northerly margin of Cedar Street at the Southwest corner of Tract 19 of the Johnson Construction Company property; thence North 6° 08' 39" West, 121.43 feet to an iron pin; thence South 87° 48' 15" East 10 feet to a point; thence South 6° 08' 39" East 121.43 feet to a point in the Northerly margin of Cedar Street; thence with the margin of said street to the point of beginning.

BEING all of the same property conveyed to Cindy D. Brown and Joel Wahl by Warranty Deed from John M. Carter, dated January 23, 2002 and filed of record in Inst. 20020128-0011367, Register's Office for Davidson County, Tennessee. Cindy D. Brown and Joel Wahl conveyed their interest in said land to Joel Wahl by Quitclaim Deed dated August 21, 2002 and filed of record in Inst. #20020823-0102037, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 215 West Cedar St., Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this. 2/19/08

Joel Wahl

Joel Wahl

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Joel Wahl, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Joel Wahl executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of February, 2008.

Commission expires:
2/3/10

Notary Public

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY