Davidson County DEEDWARR
Recvd: 04/21/08 11:41 2 pgs
Fees:13.00 Taxes:419.58

20080421-0040314

WARRANTY DEED

G-VRE-08-907

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,400.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires MAR. 8, 2010

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
William C. Wagner	Countrywide Bank, FSB	
907 18th Avenue South, Unit 207 (ADDRESS)	801 Crescent Center Dr., #510 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	92-16-J-207 CO

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 907 PROPERTY PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM CHAD WAGNER, 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 UNIT 207, SOUTH SQUARE CONDOMINIUM, AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20070710-0082274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO 907 PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, BY QUITCLAIM DEED FROM JOHN HADLEY AND WIFE, MELANIE HADLEY RECORDED MAY 7, 2007 IN INSTRUMENT NO. 20070507-0054745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MARY BADACOUR KOHL TO ROBERT YOUNG, TRUSTEE, WITH FULL POWER TO MORTGAGE, SELL, TRANSFER AND CONVEY WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY, TO JOHN HADLEY AND WIFE, MELANIE HADLEY, AS RECORDED ON THE 1ST DAY OF SEPTEMBER,1994 IN BOOKL 6382, PAGE 117, IN THE REGISTER'S OFFICE OF DAVDISON COUNTY TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; ANY AND ALL RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAN BOOK 1, PAGES 69 & 71, AND INSTRUMENT NUMBER 20070710-0082274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 907 18th Avenue South, Unit 207, Nashville, Tennessee 37212
(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 15th day of April, 2008.

907 Property Partnership

BY: _____ John Hadley

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of April, 2008, before me personally appeared John Hadley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of 907 Property Partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of April, 2008.

_____
Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires MAR. 8, 2010

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