WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/08 14:16 2 pgs
Fees:13.00 Taxes:3478.00

20080529-0054779

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $940,000.00. -

Affiant

Subscribed and sworn to before me this 22 day of May, 2008.

Notary Public
My Commission expires:
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2 Transford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Suzanne Hobbs Werthan	new owner	117-04-0-384.00
1702 Primrose Avenue		
Nashville, TN 37212	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **K.W.I., Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Suzanne Hobbs Werthan and David Hagy**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 63 and the westerly 5 feet of Lot No. 64 on the plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 63 and part of said Lot No. 64 front together 55 feet on the northerly side of Primrose Avenue and extends between parallel lines 160 feet to an alley.

Being the same property conveyed to K.W.I., Inc., by deed from William D. Hawley, Jr., on January 12, 2007, of record in Instrument Number 20070117-0006938, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 101, Register's Office Davidson County, Tennessee.
- Easement for fence encroachment of record in Instrument Number 20040622-0073962, Register's Office for Davidson County, Tennessee.
- Easement for cement wall and ingress/egress to electric meter of record in Instrument Number 20070112-0005040, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1702 Primrose Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 22, 2008.

K.W.I. Inc.

By Kenneth Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of May, 2008, before me, appeared Kenneth Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of K.W.I., Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Kenneth Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY