Davidson County DEEDWARR
Recvd: 06/24/08 10:00 2 pg
Fees:13.00 Taxes:653.42

20080624-0064858

WARRANTY DEED

G-KW-08-2516

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,600.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires May 22, 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
Margaret C. Grundon	Countrywide Bank FSB	
2516 McGinnis Drive	(NAME) Ste 510 801 Crescent Centre Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	73-10-30.00
(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, I/we ANNA M. WOLF AKA ANNA M. PERKINS, AND HUSBAND, BRIAN WOLF, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET C. GRUNDON, UNMARRIED, 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 58, PLAN OF MOSS ROSE ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 112, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BRIAN WOLF JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY ABOVE-DESCRIBED.

BEING THE SAME PROPERTY CONVEYED TO ANNA M. PERKINS, AN UNMARRIED WOMAN BY WARRANTY DEED FROM ERIC J. LESUEUR AND DAWN LESUEUR RECORDED AUGUST 29, 2006 IN INSTRUMENT NO. 2006829-0106668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANNA M. PERKINS HAVING SINCE MARRIED AND NOW BEING KNOWN AS ANNA M. WOLF.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 4860, PAGE 112; BOOK 5039, PAGE 359; BOOK 5138, PAGE 645; AND BOOK 5311, PAGE 345; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2516 McGinnis Drive, Nashville, Tennessee 37216
(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 20th day of June, 2008.

Ana M. Wolf

Anna M. Wolf

Brian Wolf

Brian Wolf

By: Ana M. Wolf

Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 20th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of June, 2008, before me personally appeared Anna M. Wolf to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf Brian Wolf and who acknowledged she executed the same as the free act and deed of the said Brian Wolf.

Witness my hand and official seal, this the 20th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

SCRUGGS TITLE & ESCROW
2525 21ST AVENUE SOUTH
NASHVILLE, TN 37212