Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 27774

WARRANTY DEED

RW-08-171

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-14-09
(AFFIX SEAL)

MARY SMITH CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Catherine H. Wheaton	JP Morgan Chase	
171A Kenner Avenue	(NAME) Ste. 202 5409 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	116-4-208.00
(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 HEATHER H. COLLEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHERINE H. WHEATON, 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 No. 63-B on the Plan of Zone Lot Division of Lot No. 63 (northerly half) Kenner-Manor Land Company's 2nd Subdivision of the Kenner Tract of record in Plat Book 6250, page 293, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Heather Holzapfel by Warranty Deed from Roland Jason Smith, unmarried, recorded on the 4th day of June, 2004 in Instrument no. 20040604-0066215, in the Register's Office of Davidson County, Tennessee.

The said Heather Holzapfel having since married is now known as Heather H. Colley. Her spouse, Seth Colley joins in this conveyance for the purpose of conveying any and all marital rights in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 6250, Page(s) 293, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 171A Kenner Avenue, Nashville, Tennessee 37205
(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.

Davidson County DEEDWARR
Recvd: 06/24/08 12:22 2 pgs
Fees:13.00 Taxes:832.50
20080624-0064964

Witness my/our hand(s) this 19th day of June, 2008.

Heather H. Colley aka Heather Colley

Seth Colley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather H. Colley, 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 19th day of June, 2008.

Notary Public

My Commission Expires:

COMMISSION EXPIRES 01/03/2011

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Seth Colley, 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 19th day of June, 2008.

Notary Public

My Commission Expires:

(SEAL)

COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530