THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060464** Davidson County DEEDWARR Recvd: 07/15/08 14:06 2 pgs Fees:13.00 Taxes:1117.40 20080715-0072542	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $302,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2008. Notary Public My Commission Expires: 12/29/2010

NOTARY PUBLIC STATE OF TENNESSEE AARON FORTNER WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Matt Mulder and Samantha Mulder 2010 White Avenue Nashville TN 37204	Send Tax Bills To: Churchill Mortgage Corp. 761 Old Hickory Blvd.#400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 10510033500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary B. Solano, unmarried and Bonnie Baker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matt Mulder and wife, Samantha Mulder,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 10 FEET OF LOT 2 AND THE NORTH 30 FEET OF LOT 3, BLOCK 17, ON THE PLAN OF YARBROUGH'S SUBDIVISION OF WOODLAND, OF RECORD IN BOOK 161, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 40 FEET ON THE EAST MARGIN OF WHITE AVENUE AND EXTEND BACK 167 1/2 FEET BETWEEN PARALLEL LINES TO A LINE IN THE REAR MEASURING 40 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO MARY B. SOLANO AND BONNIE BAKER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM ROBERT E. MCFARLANE, III AND WIFE, GIA MCFARLANE, RECORDED ON THE 5TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010905-0096515, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2010 White Avenue Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2008.

Mary B. Solano

Bonnie Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary B. Solano and Bonnie Baker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2008.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

