Davidson County DEEDWARR
Recvd: 09/12/08 09:15 2 pgs
Fees:13.00 Taxes:462.50
20080912-0093405

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
David Monfore
2116 Hobbs Rd, Unit M-15
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
131-2-A-88.00 CO

For good and valuable consideration received, **McKoin L. Wrenne and Lynn Conroy, Co-Executors of the Estate of James Louis Valentino Wrenne a/k/a Val Wrenne** (Grantors) by these presents does transfer and convey as directed in Last Will and Testament of record in the Probate Court of **Davidson** County, Tennessee, being **Case No. 07P-1978,** unto the Grantee, **David Monfore, unmarried,** all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Val Wrenne,** described as follows:

Land in Davidson County, Tennessee, being Unit M-15, HOBBS HOUSE CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 4595, Page 74, amended in Plat Book 5200, Page 54 and as established under Master Deed of record in Book 5289, Page 515, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Val Wrenne, a single person by Warranty Deed from Mary Elizabeth Burch, a single person, recorded on the 30th day of August, 1993 in Book 9062, Page 488, in the Register's Office of Davidson County, Tennessee. The said Val Wrenne having since died September 29, 2007.

This is improved property known as **2116 Hobbs Road, Unit M-15, Nashville, TN 37215**

This conveyance is subject to any and all existing Restrictions and Easements as shown of record including those in Plat Book 5200, Page 54; HOA Charter of record in Book 5296, Page 689; Master Deed of record in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299 and Book 7824, Page 974, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantors covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantosr do further covenant and bind themselves as Co-Executors of the **Estate of James Louis Valentino Wrenne a/k/a Val Wrenne** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 8 day of September 2008.

McKoin L. Wrenne, Co-Executor

Lynn Conroy, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of September, 2008, before me personally appeared McKoin L. Wrenne and Lynn Conroy, Co-Executors of the Estate of James Louis Valentino Wrenne, Jr. a/k/a Vall Wrenne, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th day of September, 2008.

Notary Public

My Commission Expires: 7-24-10

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 8 day of September, 2008.

Notary Public

My Commission Expires: 7-24-10

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.