Davidson County DEEDWARR
Recvd: 10/21/08 14:45 3 pgs
Fees:18.00 Taxes:1002.33

20081021-0105641

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,900.00

Walker Pratt Hill by JSH
Affiant Alexander, Attn'g for
Subscribed and sworn to before me, this 15th DAY OF October, 2008.
Notary Public

CARA MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1/9/2012
My Commission Expires JAN. 9, 2012 (AFFIX SEAL)

G-KW-08-008

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
Walker Pratt Hill	New Owner (NAME)	
8 Sharonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		117-3-E-8.00 CO
(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 PATRICK B. WOLFF, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WALKER PRATT HILL, 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 UNIT 8, SHARONWOOD CONDOMINIUM, OF RECORD IN PLAT BOOK 6200, PAGE 561 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7124, PAGE 177, AMENDED IN BOOK 7274, PAGE 163 AND INSTRUMENT NOS. 20050110-0003514 AND 20080403-0033769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PATRICK B. WOLFF BY WARRANTY DEED FROM GEORGE VAFIDES AND WIFE, REGINA VAFIDES RECORDED OCTOBER 26, 2004 IN INSTRUMENT NO. 20041026-0128772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 6200, PAGE 561; BOOK 6200, PAGE 497; BOOK 8466, PAGE 129; BOOK 8466, PAGE 129; BOOK 8754, PAGE 187; BOOK 7138, PAGE 355; BOOK 7124, PAGE 177; BOOK 7274, PAGE 163; AND INSTRUMENT NUMBERS 20050110-0003514, AND 20080403-0033769, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 8 Sharonwood Drive, Nashville, Tennessee 37215
(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 16th day of October, 2008.

Patrick B. Wolff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick B. Wolff, 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 ____ day of October, 2008.

Notary Public

My Commission Expires:

(SEAL)

NOTARY CERTIFICATE ATTACHED

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

All Purpose Acknowledgment

State of California

County of San Diego } ss

On October 16th, 2008 before me, Rosa L. Shook, Notary Public
personally appeared Patrick Barry Wolff
N/A who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~the~~y executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

ROSA L. SHOOK
Commission # 1806844
Notary Public - California
San Diego County
My Comm. Expires Jul 19, 2012

Witness my hand and official seal.

Signature: Rosa L. Shook (Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document:

Title or type of document: Warranty Deed

Document Date: 10/16/2008 Number of Pages: TWO

Signer(s) Other Than Named Above: N/A