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Davidson County DEEDWARR
Recvd: 10/23/08 14:09 2 pgs
Fees:13.00 Taxes:543.53

20081023-0106230

WARRANTY DEED

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$146,900.00**

Lisa A. Thacker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul A. Thacker	Bank of America, N.A.	**72-10-123**
(NAME)	(NAME)	
2835 Bronte Avenue	9000 Southside Blvd. #700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Wilson, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul A. Thacker, and Lisa A. Thacker, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Bronte Avenue, 247 feet south of the south margin of Litton Avenue; thence westerly at right angles 117 feet more or less to a point; thence southerly 50 feet to the northwest corner of the property conveyed to G. C. Duncan by Deed of record in Book 1025, page 109, Register's Office for said county; thence along Duncan's northerly line easterly 117 feet to the westerly margin of Bronte Avenue; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to ACT Properties, LLC by Trustee's Deed from Toney Brasuell as Co-Trustee dated February 14, 2008 and recorded February 15, 2008 in Instrument Number 20080215-0015181, Register's Office for Davidson County, Tennessee. Further conveyed to David Wilson, Married by Special Warranty Deed from ACT Properties, LLC dated July 3, 2008 and filed for record in Instrument No. 20080725-0076179 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as **2835 Bronte Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this **21st day of October, 2008**.

David Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared David Wilson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2008.

Commission expires: May 23, 2008

I. Dyke Tatum Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009