WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 13:55 2 pgs
Fees:13.00 Taxes:543.53
20081126-0115921

RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2160
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-23-12

(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justina Drueding	SunTrust Mortgage, Inc.	Map 64-9
(NAME)	(NAME)	Parcel 185
4272 Brackenwood Drive	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Richmond, VA 23224	
(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, **RALPH A. WALLINGSFORD AND WIFE, MELISSA A. D. WALLINGSFORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTINA DRUEDING, UNMARRIED,** 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:

Land in Davidson County, being Lot No. 25 on the Plan of Southfork Subdivision, Section One, of record in Plat Book 6250, pages 384 and 385, 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 Ralph A. Wallingsford and Angela N. Addis, both unmarried, by deed from Deborah L. Newman aka Deborah L. Flourney, married, of record in Book 10466, page 818, said Register's Office. Ralph A. Wallingsford and Angela N. Addis conveyed their interest to Ralph A. Wallingsford by Quitclaim Deed of record in Book 11335, page 318, and by Scrivener's Affidavit of record in Instrument # 20081126-0115920, said Register's Office. Melissa A. D. Wallingsford joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6250, pages 384-385, said Register's Office; and (c) restrictive covenants of record in Book 6597, page 797, Book 6656, page 217 and Book 6906, page 733, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4272 Brackenwood Drive, Old Hickory, Tennessee 37138

(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 our hands this 24th day of November, 2008.

Ralph A. Wallingsford

Melissa A. D. Wallingsford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph A. Wallingsford and Melissa A. D. Wallingsford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of November, 2008.

Commission expires:

MEGAN E. FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Notary Public