File No. 280900533

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/08 15:38 2 pgs
Fees:13.00 Taxes:677.10
20081219-0121652

BONNIE J. CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Smith	NEW OWNER	172120B26900CO
(NAME)	(NAME)	
5620 Seesaw Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Helen C. Burr Wahl, married*, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Melissa Smith, an unmarried woman, hereinafter called the grantee(s), 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, Tennessee, being Lot No. 177 on the Plan of Section Twelve, Bradford Hills, as of record in Plat Book 7900, page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Helen C Burr, an unmarried woman by Warranty Deed from Bert J. Turner of record in Instrument No. 20031217-0180226, Register's Office for Davidson County, Tennessee.

***Helen C. Burr having since married and is now known as Helen C. Burr Wahl. Benton L. Wahl, husband of Helen C. Burr Wahl, joins in this instrument to convey any and all interest in said property.**

Subject to all matters as set forth per Plat Book 7900, Page 581, Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Book 8069, Page 170, Book 8071, Page 531, and Book 9058, Page 989, Book 9055, page 826, Register's Office for Davidson County, Tennessee.

County of DAVIDSON taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5620 Seesaw Road, Nashville, TN 37211
(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), 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), 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 hands this 18th day of December, 2008.

Helen Christina Wahl
Helen C. Burr Wahl

Benton L. Wahl
Benton L. Wahl

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Helen C. Burr Wahl and Benton L. Wahl, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 18th day of December, 2008.

Commission expires:

Notary Public

File Number: 280900533

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008 2009

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027