B0436
23797

# WARRANTY DEED

RW-09-4121

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JUNE E. ROWELL DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Erin Y. Shea | SAME | |
| 4121 Aberdeen Road (ADDRESS) | (NAME) (ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 103-8-212.00 |

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, we JOHN STEPHEN WALL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIN Y. SHEA, UNMARRIED, 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 Lot 62, Block "I", Cherokee Park, Third Section, of record in Plat Book 843, Pages 2 and 3, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Stephen Wall, unmarried, by Warranty Deed from Steven G. Inman, unmarried recorded June 6, 2003 in Instrument No. 20030606-0078422, Register's Office for Davidson County, Tennessee. The said John Stephen Wall having since married does not and has not occupied said property as his primary marital residence.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 843, Page(s) 2 and 3, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 4121 Aberdeen Road, Nashville, Tennessee 37205
(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 5th day of February, 2009.

John Stephen Wall

Davidson County DEEDWARR
Recvd: 02/06/09 14:10 2 pgs
Fees:13.00 Taxes:943.50
20090206-0010628

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Stephen Wall, 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 5th day of February, 2009.

Notary Public

My Commission Expires: COMMISSION EXPIRES 01/03/2011

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**RETURN TO:**
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530