WARRANTY DEED

G-VRE-09-1302

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Jody Whelan	Bank Of America	
1302 Boscobel Street (ADDRESS)	9000 Southside Blvd., Ste #600 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	83-13-192.00

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 AARON M. DISTLER AND RYAN M. BERNHARDT AND COLLEEN GERALYN LYNCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JODY WHELAN AND FIONA WHELAN PRINE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 159, EAST EDGEFIELD PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 147, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM AARON M. DISTLER TO AARON M. DISTLER, RYAN M. BERNHARDT, AND COLLEEN GERALYN LYNCH AS RECORDED ON THE 29TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080729-0077524; QUITCLAIM DEED FROM MELISSA ANN MARTIN TO AARON MATTHEW DISTLER AS RECORDED ON THE 3RD DAY OF JULY, 2008 IN INSTRUMENT NO. 20080703-0069243 AND WARRANTY DEED FROM MICHAEL W. O'NEILL TO AARON M. DISTLER, UNMARRIED, AND MELISSA A. MARTIN, UNMARRIED AS RECORDED ON THE 16TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060316-0030220, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1302 Boscobel Street, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20090028168 DEEDWARR
Recvd: 04/29/09 14:52 2 pgs
Fees:13.00 Taxes:599.40
20090429-0039000

Witness my/our hand(s) this 27th day of April, 2009.

Aaron M. Distler

Ryan M. Bernhardt

Colleen Geralyn Lynch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron M. Distler, Ryan M. Bernhardt, and Colleen Geralyn Lynch, 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 27th day of April, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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