Warranty Deed

BILL GARRETT, Davidson County Trans: T20090038261 DEEDWARR Recvd: 06/09/09 10:02 2 pgs Fees: 13.00 Taxes: 1359.75 20090609-0053360	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $367,500.00. Affiant Subscribed and sworn to before me, this the 5th day of June, 2009. Notary Public My commission expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES:
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amy Wolanski Geoffrey Wolanski	SunTrust Mortgage Inc. Attn: Stephenson Ave., Ste 103 Savannah, GA 31405	Map: 83-09
1415 Forrest Avenue		Parcel: 366
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN TRAVIS THOMPSON AND ROBERTA CHALLENER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY T. WOLANSKI AND GEOFFREY I. WOLANSKI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Lot No. 52 on the Plan of the Subdivision of the A.V.S. Lindsley 29-Acre Tract, of record in Book 57, page 66, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roberta Challener and John Travis Thompson, husband and wife by deed from JPMorgan Chase Bank, As Trustee of record as Instrument No. 20040324-0033598, in the Register's Office for Davidson County, Tennessee, dated March 19, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1415 Forrest Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of June, 2009.

John Travis Thompson

Roberta Challener

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Travis Thompson and Roberta Challener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2009.

Notary Public

My Commission Expires: November 22, 2010

