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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 09061822**<br><br>BILL GARRETT, Davidson County<br>Trans:T20090047313 DEEDWARR<br>Recvd: 07/14/09 13:55 2 pgs<br>Fees:13.00 Taxes:1831.50<br>20090714-0065881 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.<br>R. Culbtree<br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of July, 2009.<br><br>Rachel Neal<br>Notary Public<br>My Commission Expires: 07/25/09<br><br>Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County |

## WARRANTY DEED

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| Address New Owner:<br>Sarah Wilke and Nancy Kruh<br>404 Greenway Avenue<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>10405009700 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joy E. Worland and spouse, Paul E. Gambill** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Sarah Wilke and Nancy Kruh**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 27, MAP OF HARDISON & YOUNG'S LOTS IN WEST END PARK, as shown on plat of record in Plat Book 421, Page 190, 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 to Joy E. Worland and spouse, Paul E. Gambill, by Warranty Deed from Alan F. Arnold and spouse, Penelope B. Arnold, recorded April 7, 1995 in Book 9640, Page 388, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 404 Greenway Avenue Nashville TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 10th day of July, 2009.

Joy E. Worland

Paul E. Gambill

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joy E. Worland and Paul E. Gambill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2009.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County