Warranty Deed

BILL GARRETT, Davidson County
Trans:T20090047882 DEEDWARR
Recvd: 07/16/09 09:07 2 pgs
Fees:13.00 Taxes:534.65
20090716-0066598

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $144,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2009.

Notary Public

My commission expires: 5/8/2012

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:
Timothy P. Monnig	Owner	Map: 73-1
2403 Milton Drive		Parcel: 128
Nashville, TN 37216		

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, **BRYN CHANCELLOR AND HUSBAND TIMOTHY WINKLER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY P. MONNIG, AN UNMARRIED MAN**, 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. 20 on the Plan of Highland View of record in Book 1424, page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryn Chancellor and husband, Timothy Winkler by deed from Michael J. Philbin, Trustee of record as Instrument No. 20070327-0036310, in the Register's Office for Davidson County, Tennessee, dated March 23, 2007.

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 2403 Milton Drive, Nashville, TN 37216.

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 15th day of June, 2009.

Bryn Chancellor by Karen Hoff as Attorney in fact
Bryn Chancellor, by Karen Hoff, as
attorney-in-fact

Timothy Winkler by Karen Hoff as Attorney in fact
Timothy Winkler, by Karen Hoff, as
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2009, before me personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bryn Chancellor as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Bryn Chancellor.

J. Brandon Miller
Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2009, before me personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy Winkler as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Timothy Winkler.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY