Return to: Bridgehouse Title

(1)

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jerry Wimberly		Map/Parcels -
3466 Mahlon Moore Road	NEW OWNER	03316021200 03316026200 03316019800 03316025000
Spring Hill, TN 37174		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **The Ward Group, LLC, A Tennessee Limited Liability Company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jerry Wimberly** (The "Grantee"), his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.
2. Deed of Dedication as set forth in instrument recorded in Book 6569, Page 956, Register's Office for Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, as recorded in Plat Book 6250, Page(s) 836 & 837 and plat as recorded in Plat Book 5200, Page 610, said Register's Office.

This is improved property commonly known as: 212, 214, 217 and 219 Macfie Drive, Madison, TN 37115

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $266,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me this 18th **day of September, 2009**

My Commission Expires: July 25, 2012 Carol L McArthur
Notary Public

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

BILL GARRETT, Davidson County
Trans:T20090066291 DEEDWARR
Recvd: 09/29/09 14:17 3 pgs
Fees:18.00 Taxes:984.20

20090929-0090438

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of September, 2009.

The Ward Group, LLC

BY: Mary J. Ward

ITS: Co - Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary J. Ward with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Manager of The Ward Group, LLC, the within named bargainor, and that she as such Co-Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as Co-Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of September, 2009.

Ryan Hunter Alsup
Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT ONE:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 168-A, ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 836 & 837, 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 The Ward Group, LLC, a Tennessee limited liability company, by Warranty Deed from Jerry L. McCloud, recorded October 27, 2004 in Instrument No. 20041027-0129196, in the Register's Office, Davidson County, Tennessee.

TRACT TWO:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 168-B, ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 836 & 837, 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 The Ward Group, LLC, a Tennessee limited liability company, by Warranty Deed from Jerry L. McCloud, recorded October 27, 2004 in Instrument No. 20041027-0129194, in the Register's Office, Davidson County, Tennessee.

TRACT THREE:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 176-A, ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 836 & 837, 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 The Ward Group, LLC, a Tennessee limited liability company, by Warranty Deed from Jerry L. McCloud, recorded October 27, 2004 in Instrument No. 20041027-0129195, in the Register's Office, Davidson County, Tennessee.

TRACT FOUR:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 176-B, ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE, CEDAR BLUFF SUBDIVISION, as shown on plat of record in Plat Book 6250, Page 836 & 837, 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 The Ward Group, LLC, a Tennessee limited liability company, by Warranty Deed from Jerry L. McCloud, recorded October 27, 2004 in Instrument No. 20041027-0129198, in the Register's Office, Davidson County, Tennessee.

Also being a portion of the property conveyed to The Ward Group, LLC by Quitclaim Deed from James H. Benson recorded May 4, 2005 in Instrument No. 20050504-0049929, in the Register's Office, Davidson County, Tennessee.