BILL GARRETT, Davidson County
Trans:T20090068973 DEEDWARR
Recvd: 10/08/09 14:56 2 pgs
Fees:13.00 Taxes:369.26
20091008-0093954

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Stephen Bertram & Walter Bertram
1816 Dahlia Drive
Nashville, TN 37210

SEND TAX BILL TO:
Peoples Home Equity LLC
2035 Lakeside Centre Way #140
Knoxville, TN 37922

TAX ID 094-08-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **James T. Davis and wife, Cleta J. Davis,** has this day bargained and sold, and does hereby transfer and convey unto **Stephen Bertram, a single man and father, Walter Bertram,** married, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Dahlia Gardens, Section II of record in Plat Book 2900, Page 82, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 91.0 feet on the northerly margin of Dahlia Drive and extends back 228.9 feet on the westerly line and 230.8 feet on the easterly line to a dead line in the rear measuring 86.0 feet thereon.

Being the same property conveyed to James T. Davis and wife, Cleta J. Davis by deed from John Harwell, a married man of record in Book 9378, Page 479, in the Register's Office for Davidson County, Tennessee, dated June 13, 1994.

This is improved property known as **1816 Dahlia Drive Nashville, TN 37210.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 82, and restrictions in Book 3066, page 77, and encumbrances as may be shown of record in the office of the Register

of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of September, 2009

James T. Davis

James T. Davis

Cleta J. Davis

Cleta J. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James T. Davis and Cleta J. Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of September, 2009.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

My Commission Expires

The actual value or consideration, whichever is greater, for this transfer is $99,799.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of September, 2009.

NOTARY PUBLIC

My Commission Expires: _____

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 29, 2013