BILL GARRETT, Davidson County
Trans:T20090072063 DEEDWARR
Recvd: 10/22/09 15:52 2 pgs
Fees:13.00 Taxes:673.03
20091022-0097889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $181,900.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2009.

Notary Public

My commission expires: ~~My Commission Expire~~ November 22, 2010

M. EUGENE HAFFNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Francesca G. Wolf and Aaron Deter-Wolf	**SunTrust Mortgage Inc**	083-02-0-071.00
1108 Chapel Ave	**401 Commerce Street, Suite 6100**	
Nashville TN 37206	**Nashville TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jennifer R. Watson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francesca G. Wolf and Aaron Deter-Wolf , husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 13, SHARPE AND HORN'S SUBDIVISION OF ELWOOD PLACE, as shown on plat of record in Plat Book 332, Page 18, 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 by Warranty Deed from Cornerstone Investments, Inc. to Jennifer R. Watson as recorded on the 1st day of August, 2008 in Instrument No. 20080801-0078664; Warranty Deed from Donald Ray Talley and wife, Patricia Elise Talley to Cornerstone Investments, Inc. as recorded on the 19th day of February, 2008 in Instrument No. 20080219-0016122 and Special Warranty Deed from First American National Bank to Donald Ray Talley and wife, Patricia Elise Talley as recorded on the 20th day of December, 1991 in Book 8512, Page 39, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, are now due and payable.

This is improved (__X__) unimproved (____) property known as 1108 Chapel Ave, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of October, 2009.

Jennifer R. Watson By: Lauren Jackson her attorney in fact
Jennifer R. Watson
By: Lauren Jackson, her attorney in fact

_____

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Personally appeared before me, a Notary Public of said County and State, Lauren Jackson, attorney in fact for Jennifer R. Watson , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2009.

M. Eugene Haffner
Notary Public

My Commission Expires November 22, 2010

My Commission Expires: _____

M. EUGENE HAFFNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY