BILL GARRETT, Davidson County
Trans:T20090087639 DEEDWARR
Recvd: 12/30/09 14:13 2 pgs
Fees:13.00 Taxes:659.71
20091230-0118557

Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $178,300.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2009.

Notary Public

My commission expires: 5/22/10

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:
Laura Boggan	New Owner	Map: 072-06
1005 Maynor Street		Parcel: 8
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, **DAVID HELLER AND WIFE JENNIFER HELLER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA BOGGAN, UNMARRIED**, 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. 39 on the Plan of Maynor Place, of record in Book 843, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Heller and wife Jennifer Heller by deed from Matthew Behnke, married and Phol Huy, married of record in Instrument 200608090097638, Register's Office for Davidson County, Tennessee, dated July 26, 2006.

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 1005 Maynor Street, 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 18th day of December, 2009.

Jennifer Heller by Stephen Lamb as attorney-in-fact
Jennifer Heller by Stephen Lamb as
attorney-in-fact

David Heller by Stephen Lamb as attorney-in-fact
David Heller by Stephen Lamb as
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2009, before me personally appeared Stephen Lamb, 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 David Heller as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of David Heller.

Witness my hand and seal this 18th day of December, 2009.

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 18th day of December, 2009, before me personally appeared Stephen Lamb, 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 Jennifer Heller as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Jennifer Heller.

Witness my hand and seal this 18th day of December, 2009.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212