BILL GARRETT, Davidson County
Trans:T20090087967 DEEDWARR
Recvd: 12/31/09 13:06 2 pgs
Fees:13.00 Taxes:305.25

20091231-0119032

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $82,500.00 (Eighty Two Thousand Five Hundred).

AFFIANT

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

NOTARY PUBLIC MY COMMISSION EXPIRES: 9.19.2011 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
WBH, LLC 276 38th Avenue North Nashville,TN 37209	new owner same	Map 092-13 Parcel 263

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **SARAH C. TROTTER, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WBH, LLC,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 75 on the Plan of Valley View Subdivision, Section II, as of record in Book 2330, Page 103, Register's Office for Davidson County.

Said Lot No. 75 fronts 60 feet on the easterly side of 38th Avenue, North, and runs back 123.28 feet on the northerly line and 122.75 feet on the southerly line, to an alley in the rear on which it measures 60 feet.

Being the same property conveyed to Sarah C. Trotter by Deed from Anne Benedict Paine, of record in Book 8176, Page 461, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **276 38TH AVENUE NORTH** **NASHVILLE,TN37209**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28th day of December, 2009

Sarah C. Trotter

Sarah C. Trotter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of December, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sarah C. Trotter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of December, 2009.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Julie Coone

Notary Public

Commission Expires: [illegible]