RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100008670 DEEDWARR
Recvd: 02/11/10 14:32 2 pgs
Fees:13.00 Taxes:345.95
20100211-0010904

WARRANTY DEED

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2010

NOTARY PUBLIC

My commission expires: 9-25-10

THIS INSTRUMENT PREPARED BY:
LIMESTONE TITLE AND ESCROW, LLC
5409 MARYLAND WAY, STE 130, BRENTWOOD, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Nannini Holly Nannini 112 14th Avenue South Nashville, TN 37206	New Owners	08313006400

FOR AND IN CONSIDERATION of the sum of **NINETY-THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($93,500.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, Steve DeSoto for **WBH LLC,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **Michael Nannini and Holly Nannini, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No 18 on the Map of the Subdivision of Spring Park, of record in Book 57, page 134, Register's Office for Said County.

Being the same property conveyed to WBH, LLC by deed from Marie Miller , dated 02/09/2010 and filed for record on _____, of record in Instrument No 20100211-0010903, Register's Office for Davidson County, Tennessee. Being the same property PREVIOUSLY conveyed to Rose Marie Miller by deed from John Thomas Scalf, dated 02/25/2009 and filed for record on 02/26/2009, of record in Instrument No 20090226-0017075, Register's Office for Davidson County, Tennessee. Being the same property PREVIOUSLY conveyed to Rose Marie Miller and John Thomas Scalf by deed from Dorothy A O'Donnell, Larry T Scalf, Charles W Scalf, Dr., Delores Faye Bolse, Robert Miller Scalf, Edwards Dark, Brenda Belcher, Patricia Darks, Kathy Lynn Darks Noojin, John Scalf, Robert Scalf, Thomas Paul Scalf, David Scalf, Marsha Chapman and Melody Lynn Scalf, dated 01/17/2008 and filed for record on 04/07/2008 of record in Instrument No 20080407-0035232, Register's Office for Davidson County, Tennessee. Being the same property PREVIOUSLY conveyed to James Author Scalf by deed from Betty L Greene Hale, unmarried, Heir-at-Law of Horace L Green, deceased, dated 02/20/1989 in Book7775, page 162, Register's Office for davidson County, Tennessee. James Author Scalf intestate on May 23, 2005, survived

by his sister, Dorothy A O'Donnell; his brother, Larry T Scalf; his brother, Charles W Scalf, Sr.; his sister, Delores Faye Boles; his brother, Robert Miller Scalf; his nephew, Edward Darks; his niece, Brenda Belcher; his niece, Patricia Darks; his nephew, Donald Darks; his niece, Kathy Lynn Darks Noojun; his nephew, John Scalf; his nephew, Robert Scalf; his nephew, Thomas Paul Scalf; his hephew, David Scalf, his niece, Marsha Chapman; and his niece, Melody Lynn Scalf. Donald Darks subsequently died without issue.

Tax ID: 08313006400
This improved property is more commonly referred to as follows: 112 S 14th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND THIS 9TH DAY OF FEBRUARY, 2010

WBH, LLC

BY: _____
Steve DeSoto, member

STATE OF TENNESSEE COUNTY OF Williamson

9th day of February 2010
On this the ~~6TH day of June, 2006~~, before me, appeared Steve DeSoto of WBH, LLC ,To me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) he acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal, this the 9th day of February, 2010.

_____
Notary Public

My commission expires: 9-25-10

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

This instrument prepared by:

_____

Huntly S. Gordon, Esq.
6409 Maryland Way, Suite 130
Brentwood, TN 37027