File Box 8

BILL GARRETT, Davidson County
Trans:T20110021111 DEEDWARR
Recvd: 04/11/11 10:30 2 pgs
Fees:13.00 Taxes:891.70
20110411-0027673

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$241,000.00**

Paula S. Wuescher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF APRIL, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRADLEY N. THORNE, ET UX	Avenue Bank	**129-12-0-047.00**
(NAME)	(NAME)	
6302 ST. HENRY DRIVE	111 10th Ave S Ste 200	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, MAURICE LESLIE WUESCHER, III AND WIFE, PAULA S. WUESCHER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY N. THORNE AND SPOUSE, HALEY M. THORNE,** 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 No. 266 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13, and 14, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maurice Leslie Wuescher, III and wife, Paula S. Wuescher from Joseph F. Bernardin and wife, Helen Joan Bernardin by deed dated August 3, 1992 of record in Book 8693, page 6, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters contained on the Plan of record in Book 3600, Pages 12-14; Restrictive Covenants of record in Book 3466, Page 89, and amendment of record in Book 3577, Page 511, Book 3702, Page 465, and Book 3770, page 81, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **6302 ST. HENRY DRIVE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 our hands this 8th day of April, 2011.

Maurice Leslie Wuescher III
MAURICE LESLIE WUESCHER, III

Paula S. Wuescher
PAULA S. WUESCHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice Leslie Wuescher, III and Paula S. Wuescher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April, 2011.

My commission expires: **AUGUST 23, 2011**

Lee A. Cohen
Notary Public

