**THIS INSTRUMENT PREPARED BY:**
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

**Address New Owner(s)**
Carnell Bowmar-Williams
1609 Wheless Street
Nashville, Tn 37207

**Send Tax Bills To:**
Pinnacle Financial Partners
150 3rd Ave N., Suite 900
Nashville, Tn 37201

| Davidson County | DEEDWARRSP |
|---|---|
| Recvd: 07/28/11 14:46 | 3 pgs |
| Fees:18.00 Taxes:314.50 | |
| **20110728-0057907** | |

**Map & Parcel No.:**
081-11-0-266.00

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of **$10.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1609 Wheless Land Trust, Trustee, Inc., as Trustee** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Carnell Bomar-Williams, an unmarried person** (herein referred to as "Grantees"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

**Being Lot No. 2 on the unrecorded resubdivision of Lot Nos. 370 and 371 on the Plan of McGavock Wetmore and Other's Second Addition to Nashville, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, according to survey made on June 7, 1950 by George Watkins, surveyor and more particularly described as follows:**

**Said Lot No. 2 beginning on the south side of Wheless Street at a point 33 feet from the southeast corner of the intersection of 17th Avenue North 90 feet to a deadline; thence east parallel with Wheless Street 28 feet to a point; thence north and parallel with 17th Avenue North 90 feet to a point in the south side of Wheless Street; thence west with the southerly margin of Wheless Street 28 feet to the Point of Beginning.**

**Being the same property conveyed to 1609 Wheless Land Trust, Trustee, Inc., Trustee, by deed from Aurora Loan Services, LLC, on September 21, 2009, of record in Instrument Number 20091021-0097216, Register's Office for Davidson County, Tennessee.**

**Improved property commonly known as 1609 Wheless Street, Nashville, Tn 37207**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2011** real estate taxes, which are to be prorated.

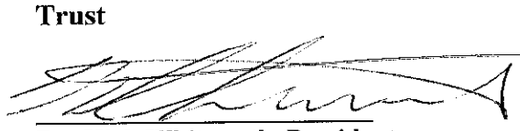
GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 24th day of June, **2011.**

GRANTOR:

**Trustee, Inc., as Trustee of 1609 Wheless Land Trust**



**By: Kirk Whitworth, President**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is **$85,000.00**

Lee Ann Maloney

AFFIANT

Subscribed and sworn to before me, this **27th** day of **July, 2011.**

NOTARY PUBLIC

My Commission Expires:

1-6-14

JENNIFER D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of July, 2011 before me, appeared Kirk Whitworth, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Trustee, Inc. acting as Trustee for the 1609 Wheless Land Trust and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Kirk Whitworth acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/13/14

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY