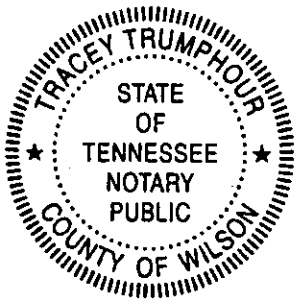
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Ruth H. Boner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2011.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth H. Boner	Ruth H. Boner	09508014200
(NAME)	(NAME)	
322 Thunder Place	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN. 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110062673 DEEDWARR
Recvd: 10/07/11 11:02 2 pgs
Fees:13.00 Taxes:482.85
20111007-0078106

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert A. Wharton, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ruth H. Boner, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 42, on the plan of Woodberry Park, of record in Plat Book 2133, Page 117-119, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert Angus Wharton and wife, Bobbie W. Wharton by Deed from Glencliff Homes Inc., dated 03/05/1956 and filed for record on 03/09/1956 in Book 2495, Page 597, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Wharton and Bobbie Sue Wharton, as Trustees for The Robert A. Wharton and Bobbie Sue Wharton Revocable Living Trust by Deed from Robert A. Wharton and Bobbie Sue Wharton, dated 05/04/2007 and filed for record on 05/11/2007 in Instrument 200705110056850, Register's Office for Davidson County, Tennessee.

The said Bobbie Sue Wharton having since deceased on August 21, 2008, leaving Robert A. Wharton as sole surviving heir.

All matters including but not limited to a TVA easement, shown on the Plan of record in Plat Book 2133, Pages 117-119, said Register's Office.

All matters as set forth per Plat Book 2133, Page 117-119, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2505 David Drive, Nashville, TN 37214-2837

(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 GRANTEE(S), their heirs and/or 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/or 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 my hand this 6th day of October, 2011.

Robert A. Wharton

Robert A. Wharton

State of Tennessee
County of Wilson

Personally appeared before me Robert A. Wharton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of October, 2011.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122