Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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BILL GARRETT, Davidson County
Trans: T20120083754 DEEDWARR
Recvd: 11/02/12 11:39 2 pgs
Fees: 13.00 Taxes: 410.70

20121102-0101021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $111,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2012.

Notary Public
My commission expires:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Peter A. Wahlers	Fidelity Bank D/b/A Fidelity Mortgage	09611005800
3224 Cloverwood Dr.	3 Corporate Sq. St. 700, Atlanta, Ga 30329	
Nashville TN 37214		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jayne Strain Robbins, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Peter A. Wahlers and Abigail L. Wahlers, husband and wife, and Karen L. Wahlers, as tenants in common with right of survivorship 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Hickory Bend Subdivision, Section 1, of record in Book 3300, page 38, Register's office for said County, described as follows:

SAID Lot No. 37 fronts 73 feet on the northerly side of Cloverwood Drive and runs back 176.6 feet on the easterly line and 157.6 feet on the westerly line to a dead line in the rear on which it measures 101 feet thereon.

Being the same property conveyed to C. Michael Robbins and wife, Jayne S. Robbins by deed dated April 25, 1985 from Larry D. Stephens and wife, Helen P. Stephens of record in Book 6544 Page 563, Register's Office for Davidson County, Tennessee. Carey Michael Robbins a/k/a C. Michael Robbins further conveyed the property to Jayne Strain Robbins by deed dated October 31, 1997 of record in Book 10681 Page 186, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hickory Bend Subdivision, Section 1, of record in Book 330 Page 38, Register's Office for Davidson County, Tennessee

This property is improved property known as 3224 Cloverwood Dr., Nashville, Tennessee 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 31st day of October, 2012.

Jayne Strain Robbins

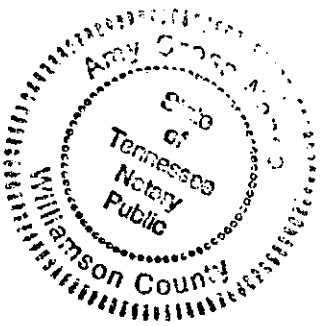
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October, 2012.

Notary Public

My Commission expires: 2/23/15



FILE NO: 07347