RECORD AND RETURN TO:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00
Premier Escrow, LLC 4301 Hillsboro Road #300 Nashville, Tennessee 37215	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2004.
BOX 10-A	Notary Public MY COMMISSION EXPIRES: October 12, 2005. (AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Matthew S. Wertz	SunTrust Mortgage, Inc.	093-04-0
618 Shelby Avenue	201 4th Avenue, North	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37219	PARCEL 045.00

Davidson County DEEDWARR
Recvd: 10/06/04 14:07 2pgs
Fees:13.00 Taxes:758.50

20041006-0120582

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Five Thousand Dollars and Zero Cents ($205,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rebecca L. Wingo, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Matthew S. Wertz, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 154 in Williams Addition to Edgefield, now East Nashville, of record in Book 21, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Rebecca L. Wingo by Quitclaim Deed from James M. Wingo of record as Instrument No. 20030210-0017738 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 618 Shelby Avenue, Nashville, TN 37206

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 5th day of October, 2004.

Rebecca L. Wingo

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Rebecca L. Wingo, the bargainor, 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 Nashville, Tennessee this 5th day of October, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee