Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1334

Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 11/18/08 08:29 2 pgs
Fees:13.00 Taxes:610.50
20081118-0113553

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caitlin Claire Stewart-Congdon and husband, Ehren Congdon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason L. Denenberg, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 223 on the map of Waters Place, of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 223 fronts 50 feet on the westerly side of Riverside Drive and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Caitlin Stewart-Congdon and husband, Ehren Congdon by deed from Douglas Harris and wife, Barbara Harris dated 10/21/05 of record in Inst. No. 20051102-0132674, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1802 Riverside Drive, Nashville TN, 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of November, 2008.

Caitlin Claire Stewart-Congdon
Caitlin Claire Stewart-Congdon

Ehren Congdon by Caitlin Claire Stewart-Congdon, Attorney in-Fact
Ehren Congdon
By: Caitlin Claire Stewart-Congdon, Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 12th day of November, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Caitlin Claire Stewart-Congdon the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-2012

State of Tennessee
County of Davidson

On this the 12th day of November, 2008, before me personally appeared Caitlin Claire Stewart-Congdon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ehren Congdon acknowledged that such person executed the same as the free act and deed of Ehren Congdon.

Notary Public

My commission expires: 5-8-2012

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of November, 2008.

Notary Public

My Commission Expires: 5-8-2012

NEW OWNER:
Jason Denenberg
1802 Riverside Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
CountryWide Bank
1199 North Fairfax St. Ste 500
Alexandria, VA 22314

TAX MAP-PARCEL #:
07211041200