Davidson County DEEDWARR
Recvd: 07/01/09 15:50 3 pgs
Fees:18.00 Taxes:131.35
20090701-0061565

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Bill Renick, Jr.
5013 Twin Lakes Drive
Old Hickory, TN 37138

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 71-8
PARCEL 176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wendi Bolton, Executrix of the Estate of Elsie Sendelweck** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Bill Renick, Jr.** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 97 as shown on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, page 91, 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 Victor E. Sendelweck and wife, Elsie Mae Sendelweck by deed dated June 9, 1955 from T. W. Street and wife, Beulah Mai Street, of record in Book 2436, page 370, Register's Office for Davidson County, Tennessee. The said Victor E. Sendelweck died on August 22, 1981, leaving Elsie Mai Sendelweck as the surviving tenant by the entirety. Elsie Mai Sendelweck died testate on March 1, 2009 and by her Last Will and Testament filed with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-482, appointed Wendi Bolton as Executrix of her Estate, with full power and authority to sell the subject property.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.
>
> This is improved property known as 522 Norton Ave, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her assigns and representatives, to warrant and forever

defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1ST day of July, 2009.

Estate of Elsie Sendelweck

BY: _____
Wendi Bolton, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Estate of Elsie Sendelweck, Executrix of the Estate of Elsie Sendelweck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 1ST day of July, 2009.

_____
Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $35,500.00.

_____
AFFIANT

Subscribed and sworn to before me
this 1ST day of July, 2009.

_____
NOTARY PUBLIC

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

