Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100025428 DEEDWARR
Recvd: 04/28/10 14:24 2 pgs
Fees: 13.00 Taxes: 699.30

20100428-0032377

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Richard Watt
Affiant

Subscribed and sworn to before me, this 23rd day of April, 2010.

Karen McCall
Notary Public
My commission expires: 5-31-11

KAREN McCALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

02-1003-46885

Address of New Owner:	Send Tax Bills to:	Tax Information
Jill Marie Gruenwald	New Owner	126-15-0-A-027.00CO
7832 Farmington Place Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy Wick and Linsi-Kaye Wick, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jill Marie Gruenwald and husband, Anthony Richard Gruenwald, hereinafter called the Grantees, their successors and 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 Lot No. 27, on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Wick and Linsi-Kaye Wick, husband and wife by deed from George J. Modos, Jr. and wife, Carol A. Modos, dated May 24, 2006, recorded May 31, 2006, of record in Instrument No. 20060531-0063665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7832 Farmington Place, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

TCW

WITNESS my hand this 22 day of April, 2010.

Timothy Wick

Linsi-Kaye Wick

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Wick and Linsi-Kaye Wick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 22 day of April, 2010.

Joseph Rene Escalona

Notary Public

JOSEPH R. ESCALONA
MY COMMISSION # DD961156
EXPIRES: February 14, 2014
FL Notary Discount Assoc. Co.

My Commission expires

Feb. 14, 2014