39-B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033368 DEEDWARR
Recvd: 06/02/10 14:48 2 pgs
Fees:13.00 Taxes:821.03
20100602-0042539

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $221,900.00

Affiant

Subscribed and sworn to before me this 18th day of May, 2010

Notary Public
My Commission expires: 5-8-2012
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Andrew Muhich | North American Savings Bank | 92-13-429 |
| 3509 Dakota Avenue | 12498 South 71 Highway | |
| Nashville, TN 37209 | Grandview, MO 64030 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wilson Enterprises, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew M. Muhich and Kimberly Muhich, husband and wife, and Dominic Gorie and Wendy Gorie, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 155 on the plan of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 155 fronts 50 feet on the southerly side of Dakota, formerly 4th Avenue, and runs back between parrallel lines 150 feet to an alley.**

**Being the same property conveyed to Wilson Enterprises, Inc., a Tennessee Corporation by deed from Amerus Bank, on April 22, 1999, of record in Book 11450, page 627, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 167, Register's Office Davidson County, Tennessee.

This is improved property known as: **3509 Dakota Avenue, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this May 18, 2010.

**Wilson Enterprises, Inc.**

**By Martha Wilson**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of May, 2010, before me, appeared Martha Wilson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Wilson Enterprises, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Martha Wilson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

