WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-ZR-10-401

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana A. Zukierski	Wells Fargo Bank N.A.	
401 Bowling Avenue	(NAME) 2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Minneqpolis, MN 55467	104-13-A-23.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHARLES R. PRIDDY, UNMARRIED, AND MICHAEL O. ANDERSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANA A. ZUKIERSKI , unmarried , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING SITE NO. 23, RICHMEADE PLACE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN SITE PLAN BOOK 4860, PAGE 44, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. PRIDDY, UNMARRIED, AND MICHAEL O. ANDERSON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JERRY R. FINK, AN UNMARRIED MAN, RECORDED ON THE 25TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050725-0086063, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN SITE PLAN BOOK 4860, PAGE(S) 44; BOOK 4941, PAGE 637, BOOK 5036, PAGE 338, BOOK 5019, PAGE 946, BOOK 5039, PAGE 256, BOOK 5094, PAGE 473, BOOK 5238, PAGE 385, BOOK 5408, PAGE 210; BOOK 5733, PAGE 628; BOOK 4942, PAGE 633; BOOK 4941, PAGE 689; BOOK 5213, PAGE 945; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 401 Bowling Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100061958 DEEDWARR
Recvd: 10/01/10 09:54 2 pgs
Fees:13.00 Taxes:1332.00
20101001-0078322

Witness my/our hand(s) this 30th day of September, 2010.

Charles R. Priddy

Michael O. Anderson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Priddy and Michael O. Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903