WARRANTY DEED

R-VRES-10-2537

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $318,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

THOMAS SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Marie Winget	Fidelity Bank d/b/a Fidelity Bank Mortgage, ISAOA	
2537 Blair Blvd (ADDRESS)	3 Corporate Square, 7th Floor (NAME)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Atlanta, GA 30329 (ADDRESS) (CITY) (STATE) (ZIP)	104-11-311.00

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, we JAY WOHLKEN AND WIFE, AMY WOHLKEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIE WINGET, 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 THE EASTERLY 50 FEET OF LOT NO. 84 ON THE PLAN OF SUNSET PARK SUBDIVISION, AS OF RECORD IN PLAT BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: SAID PART OF SAID LOT FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF BLAIR BOULEVARD AND EXTENDS BACK BETWEEN PARALLEL LINES, 160.5 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JAY WOHLKEN AND WIFE, AMY WOHLKEN BY GENERAL WARRANTY DEED FROM DONALD R. MOODY, AN UNMARRIED PERSON, RECORDED ON THE 14TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031014-0152146, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 132 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2537 Blair Blvd, Nashville, Tennessee 37212
(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:T20110003830 DEEDWARR
Recvd: 01/19/11 14:03 2 pgs
Fees:13.00 Taxes:1176.60
20110119-0005253

Witness my/our hand(s) this 13th day of January, 2011.

Jay Wohlken

Amy Wohlken

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Wohlken and Amy Wohlken, 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 13th day of January, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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