After recording, Return to: Chapman & Rosenthal

WARRANTY DEED

CHRISTINE L. LIND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,240,000.00

Amy Adams Sowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF APRIL, 2011.

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwyneth J. Neuss	New Owner	
(NAME)	(NAME)	104-9-171
3808 Whitland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WTKC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GWYNETH J. NEUSS, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the easterly ten (10) feet of Lot No. 13 on the westerly sixty (60) feet of Lot No. 14 on the Plan of Whitland Realty Company's Subdivision, Block "D" of record in Plat Book 332, page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots front together with seventy (70) feet on the northwesterly side of Whitland Avenue (formerly Bowling Avenue) and extends back between parallel lines two hundred (200) feet to a dead line on which it measures seventy (70) feet.

Being the same property conveyed to WTKC, LLC, a Tennessee limited liability company by deed from Stanley B. Weinberger and wife, Jessica T. Weinberger of record in Instrument No. 20100603-0043006, Register's Office for Davidson County, Tennessee, dated April 26, 2010.

This conveyance is subject to (a) 2011 real property taxes; (b) All matters appearing on the plan of record in Plat Book 332, page 141, said Register's Office; and (c) Restrictive Covenant for Detached Structure of record in Instrument No. 201009200074595, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3808 Whitland Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20110025820 DEEDWARR
Recvd: 05/02/11 14:40 2 pgs
Fees:13.00 Taxes:4588.00
20110502-0033501

Witness my hand this 29th day of April, 2011.

WTKC, LLC,
a Tennessee limited liability company

By: _____
Roberta Goodman, President

By: _____
Bradley Rosenblum, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roberta Goodman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2011.



_____
Notary Public

My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley Rosenblum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2011.



_____
Notary Public

My Commission Expires SEPT 9, 2014