RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110030871 DEEDWARR
Recvd: 05/24/11 13:23 2 pgs
Fees:13.00 Taxes:2329.15
20110524-0039730

WARRANTY DEED

R-VRE-11-2014

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,500.00

Mitchell A. Watts
Affiant

Subscribed and sworn to before me, this 20th DAY OF May, 2011.

Robin L. Burch
Notary Public

MY COMMISSION EXPIRES: 7-8-2013
(AFFIX SEAL)

ROBIN L. BURCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Jeffrey R. VanDyke	SunTrust Mortgage, Inc.	
2014 Beechwood Avenue	401 Commerce Street #6100	
Nashville, TN 37212	Nashville, TN 37219	104-15-426.00
(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, we GARY B. WIXTROM AND WIFE, AMY SHREVE-WIXTROM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY R. VANDYKE AND ERIN C. RERICHA HUSBAND AND WIFE , 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 LOT NO. 3 ON THE PLAN OF THE SUBDIVISION OF THE ESTATE OF DANIEL MCINTRYRE, SR. DECEASED AS OF RECORD IN PLAN BOOK 3, PAGE 30, CHANCERY COURT OF NASHVILLE.SAID LOT NO. 3 FRONTS 50 FEET ON THE NORTHERLY SIDE OF BEECHWOOD AVENUE AND RUNS BACK 166.36 FEET ON THE EASTERLY LINE AND 168.5 FEET ON THE WESTERLY LINE TO A DEADLINE MEASURING 60.135 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GARY B. WIXTROM AND WIFE, AMY SHREVE-WIXTROM BY WARRANTY DEED FROM DAVID C. KURFMAN, UNMARRIED, RECORDED ON THE 1ST DAY OF APRIL, 1997 IN BOOK 10398, PAGE 617, 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 3, PAGE 30 OF RECORD IN THE CHANCERY COURT AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2014 Beechwood Avenue, 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.

Witness my/our hand(s) this 20th day of May, 2011.

Gary B. Wixtrom

Amy Shreve-Wixtrom

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary B. Wixtrom and Amy Shreve-Wixtrom, 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 20th day of May, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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